

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

PHA Plans

5 Year Plan for Fiscal Years **2005 - 2009**

Annual Plan for Fiscal Year **2008**

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

PHA Plan Agency Identification

PHA Name: Norfolk Redevelopment and Housing Authority **PHA Number:** VA006

PHA Fiscal Year Beginning: 07/2008

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 **Communication department located on the 11th floor and Housing Reinvention Office located on the 4th floor**
- PHA development management offices
- PHA local offices **910 Ballentine Blvd.**

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 **Communication department located on the 11th floor and Housing Reinvention Office located on the 4th floor**
- PHA development management offices –**excluding supporting documents – see listing on page 2**
- PHA local offices **910 Ballentine Blvd.**
- Main administrative office of the local government – **City Hall building, Office of Grants Management, 5th floor, excluding supporting documents**
- Main administrative office of the County government

- Main administrative office of the State government
- Public library – **Kirn Library at City Hall Avenue and Blyden Branch Library at 879 E. Princess Anne Rd (excluding supporting documents)**
- PHA website – www.nrha.us
- Other (list below) **Excluding supporting documents – Norfolk Public schools high schools only and the following homeless shelters: The Dwelling Place, FOR Kids, Inc. and the Union Mission. Department of Human Services, Community Services Board and the Endependence Center**

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) **910 Ballentine Blvd.**

PHA DEVELOPMENT MANAGEMENT OFFICES LISTING

Calvert Square –900 Bagnall Rd. 624-8611
 Diggstown – 1619 Vernon Drive, 624-8606
 Grandy Village – 3151 Kimball Terrace, 624-8608
 Moton Circle-2500 Princess Anne Road, 314-2100
 Oakleaf Forest – 1701 Greenleaf Drive, 624-8612
 Tidewater Gardens – 450 Walke Street, 624-8602
 Young Terrace – 816 Cumberland Street, 624-8610
 Bobbitt Midrise – 5920 Poplar Hall Drive, 624-8616
 Hunter Square Midrise – 825 Goff Street, 624-8619
 Robert Partrea Midrise – 701 Easy Street, 624-8618
 Sykes Midrise – 555 E. Liberty Street, 624-8617
 Franklin Arms – 2500 Princess Anne Road, 314-1520
 Broad Creek- 1343 Herbert Collins Way, 628-8270

TENANT/RESIDENT MANAGEMENT CORPORATIONS (TMC/RMC OFFICES)

Calvert Square Advisory Council – 938 Bagnall Road, 625-3070
 Diggs Town TMC – 1619 Greenleaf Drive, 543-0316
 Grandy Village TMC – 705 Kimball Court, 627-2613
 Moton Circle TMC-2528 Cary Street, 314-1522
 Oakleaf Forest TMC – 1706 Greenleaf Drive, 543-3568
 Tidewater Gardens TMC – 1016 Mariner Street, 625-2926
 Young Terrace TMC – 823 Smith Street, 625-3006
 Bobbitt Advisory Council – 5920 Poplar Hall Drive, 624-8616
 Hunter Square Advisory Council – 825 Goff Street, 625-1434
 Robert Partrea Advisory Council – 701 Easy Street, 624-8616
 Sykes Advisory Council – 555 E. Liberty Street, 314-1457

5-YEAR PLAN
PHA FISCAL YEARS 2008 – 2009
[24 CFR Part 903.5]

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.
- X** The PHA's mission is: (state mission here) **The mission of NRHA is to provide quality housing opportunities that foster sustainable mixed-income communities.**

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.

- X** PHA Goal: Expand the supply of assisted housing
Objectives:
Apply for additional rental vouchers:
- X** Reduce public housing vacancies:
- X** Leverage private or other public funds to create additional housing opportunities: **Pursue purchasing properties located throughout the area, utilizing available funding opportunities. Resources may include low income housing tax credits, new market tax credits; replacement housing funds/factor funds, etc. Seek partnerships with entities to further the goal of creating additional housing opportunities.**
- X** Acquire or build units or developments **Pursue units or developments located throughout the region, particularly in non-impacted areas. NRHA will apply for multifamily SPARC rental housing funding.**
- X** Other (list below): **To facilitate the development of an integrated service delivery system to support scattered site public housing units, special attention will be given to building or acquiring units in communities throughout the region. Explore additional strategies to improve affordable**

housing resources both internal to NRHA and those owned externally, including but not limited to: the use of project based subsidies, tax credit alternatives, acquisition and renovation of distressed housing properties, acquiring housing in market rate developments, buying and/or constructing townhouses and single family residential units through the City of Norfolk as well as long term reservation of rental units in market rate rental developments for use as project-based Section 8 or ACC units. NRHA will work closely with other entities, to include local government, to create incentives to expand the supply of affordable housing.

NRHA serves as the administrator for sixty (60) project based vouchers for Gosnold Apartments located at 2425 Gosnold Avenue. Norfolk will assist forty-two (42) residents and the remaining units will be filled by homeless residents from Virginia Beach and Portsmouth. Virginia Supportive Housing is the developer, owner, and management agent. This is the first efficiency Apartment building for homeless single adults in South Hampton Roads. Individuals will be provided comprehensive support services that will initiate and promote their transition from homelessness to productivity and independence. Initial occupancy began December 2006.

- X PHA Goal: Improve the quality of assisted housing
Objectives:
 - X Improve public housing management: (PHAS score) **NRHA will continue to work toward achieving high performance status through ongoing monitoring and review of key property management indicators.**
 - X Improve voucher management: (SEMAP score) **Confirm and maintain standard performance status.**
 - X Increase customer satisfaction: **A survey instrument will be developed by April 2008 to help determine levels of customer satisfaction. Customer service training will be coordinated for staff. Residents will be surveyed at move in and move out time to determine level of customer satisfaction with developments. NRHA will include customers in planning and implementation of programs.**
 - X Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - X Renovate or modernize public housing units: **NRHA will continue to develop a plan to redevelop, renovate or modernize Moton Circle. Strategies may include designating some units in other areas as replacement units, building new units or extensive renovation of remaining units. In addition possible redevelopment tools and strategies may include but shall not be limited to adjacent realty.**

The City of Norfolk has engaged in a strategic planning process to redevelop the St. Paul's Quadrant area of Downtown Norfolk, which includes Tidewater Gardens. The City has hired a consultant, Goody Clancy to lead the planning process.

Market studies of Oakleaf Forest and Diggstown are being conducted to identify amenities and physical enhancements that, if achieved, could assist in transforming the two properties to become sustainable workforce housing communities.

- X Demolish or dispose of obsolete public housing: NRHA has conducted an assessment of its entire portfolio, paying particular close attention to the developments that have not been renovated to determine feasibility of redeveloping, disposition or total demolition. Our intention over the next two to three decades is to transform all NRHA properties into sustainable mixed-income communities, with dramatically enhanced physical and social environments, while maintaining a commitment to provide for the one-for-one replacement of all demolished affordable housing units.**
- X Provide replacement public housing: Replacement public housing units may be developed in mixed-income communities and scattered sites. Special attention will be given to housing type, location, long term viability and fundability.**
- X Provide replacement vouchers: Replacement vouchers may be requested for families affected by redevelopment efforts or when appropriate.**
- X Other: (list below)**
NRHA serves as the administrator for sixty (60) project based vouchers for Gosnold Apartments located at 2425 Gosnold Avenue. Norfolk will assist forty-two (42) residents and the remaining units will be filled by homeless residents from Virginia Beach and Portsmouth housing agencies. Virginia Supportive Housing of Richmond, Virginia is the developer, owner, and management agent. This is the first efficiency Apartment building for homeless single adults in South Hampton Roads. Individuals receive comprehensive support services that initiate and promote their transition from homelessness to productivity and independence. The facility is currently 100% occupied.
- X PHA Goal: Increase assisted housing choices**
Objectives:
 - X Provide voucher mobility counseling**
 - X Conduct outreach efforts to potential voucher landlords**
 - X Increase voucher payment standards**

- X Implement voucher homeownership program: **In conjunction with redevelopment initiatives; establish realistic program goals with local partners.**
- X Implement public housing or other homeownership programs: **Will work with other entities to create homeownership opportunities.**
- X Implement public housing site-based waiting lists: **Site based waiting lists will be expanded to include recently developed communities and Midrise communities.**
- X Convert public housing to vouchers: **NRHA will seek approval from HUD to convert four senior mid-rise apartment communities (Hunter Square, Bobbitt, Sykes and Partrea) to project-based Section 8 vouchers.**
- X Other: (list below) **NRHA has created and filled a new position to provide outreach to potential Landlords and act as a liaison to current landlords participating in the Housing Choice Voucher program.**

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

- X PHA Goal: Provide an improved living environment
 - Objectives:
 - X 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:
 - X Implement public housing security improvements:
 - X Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - X Other: (list below) **NRHA will continue its partnership with the Norfolk Police Department. NRHA is exploring the possibility of implementing security surveillance cameras throughout the family and mid-rise developments. Additionally, a Security Coordinator has been hired to assist with the implementation of community policing initiatives that include crime prevention programs for youth and adults.**

Explore and if feasible develop assisted housing in other locations throughout the City in an effort to decrease concentration of low income persons and to have more mixed income communities. NRHA will partner with various

entities to develop housing opportunities, for vouchers or development of housing.

Maximize use of mixed finance options and tax credit tools for new business development, property management and urban development.

Conduct market analysis to identify the demand for services that could be provided by NRHA.

Explore and if feasible implement the conversion of public housing units into Project Based Section 8 to sustain property viability.

Identify, develop and acquire revenue producing properties (e.g., Mission College, Oakmont North, Merrimack Landing, etc).

Explore and if feasible implement property management and housing services for the military.

Pursue urban development partnerships with related entities to enhance both the physical and social environment of our communities.

Expand the endowment with private contributions to support youth and social services to build upon the success of previous grants.

Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income.

Identify and aggressively pursue public and private grant opportunities to achieve the mission.

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

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

X Increase the number and percentage of employed persons in assisted families by 20%: The Client Services' Workforce development component will continue to expand its focus to include pre-employment assessment training for all residents. See attached Workforce Development Academy program.

X Provide or attract supportive services to improve assistance recipients' employability: Maintain agreements with Opportunity Inc., Community Services Board, Tidewater Community College, Virginia Maritime Board, Norfolk Public Schools, Norfolk State University, Section 3 contractors, Life Enrichment Center, YMCA, YWCA, Metropolitan Labs, HRT, Virginia Employment Commission, Heart to Heart, Dress for Success, Department of Rehabilitation Services, Genesis Group, Old Dominion University,

Department of Human Services. The Workforce Development component has also established informal agreements with local businesses such as Tropical Smoothie, MacArthur Mall, Red Coat Janitorial Services, local Naval shipyards, and the City of Norfolk Parking Authority that has led to the hiring of over 75 residents.

- X Provide or attract supportive services to increase independence for the elderly or families with disabilities. Draft agreements have been developed between two local advocacy agencies that serve disabled residents, the Endependence Center, Inc. and the City of Norfolk’s Department of Homelessness. Both agreements will provide vouchers to assist in housing hard to service applicants.**

- X Other: (list below) Revamp Public housing and Housing Choice Voucher Family Self Sufficiency Programs to increase enrollment. Develop or coordinate education and training programs that will assist residents in becoming self sufficient. Resources will be targeted through resident services programs on employment, training and increasing skills. Specifically the initiative will increase the number of employed residents on each public housing site, allow for an increase of the earned income disallowance and ultimately increase the rental revenue at the site. The goal will be to increase rental income in the non- senior sites each year over the next five years.**

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

- X PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:**
 - X Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:**

 - X 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:**

 - X 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)

- To build broad political support for our mission among our stakeholders.**

- To be actively involved in professional organizations and governmental boards.**

- **Align internal and external communications and policies to the mission, improve customer and stakeholder perceptions of NRHA to become the premier provider of housing and redevelopment services**
- **Create positive awareness of NRHA activities and achievements with target audiences.**
- **To enhance Section 3 activities to provide greater employment and economic opportunities.**

Annual PHA Plan
PHA Fiscal Year 2009
[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 ©]

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.

Norfolk Redevelopment and Housing Authority (NRHA) is a standard performing housing agency. NRHA received written notification from the U.S. Department of Housing and Urban Development (HUD) that its Housing Choice Voucher program was designated a “troubled” program under the Section 8 Management Assessment Program (SEMAP) for fiscal year 2005. In compliance with 24 CFR Part 85, Subpart B Section 985.107, NRHA has prepared a 14-month Corrective Action Plan (CAP) to address the root causes of program management deficiencies, as described in the report prepared by HUD, and made available to NRHA for review and assistance in developing this CAP. NRHA has been pursuing a course of corrective action since the exit interview with HUD staff on June 16, 2006.

Presently, the City is experiencing an affordable rental housing shortage in Norfolk. In addition, housing subsidy funds are decreasing despite the need for housing and housing related services for the low income and extremely low income populations. In view of this, NRHA is faced with many challenges creating opportunities for unique partnerships, resource development and a paradigm shift in the way we do business. Consistent with the Housing Act of 1937, NRHA is committed to providing decent, safe and sanitary housing for Norfolk’s low income workers, the elderly and disabled.

The most important challenge to be met by NRHA during the next five-year period is how to address both the needs of the residents and community, while addressing the needs of an aging portfolio and recognizing the financial constraints of NRHA. NRHA is committed to maintaining the number of public housing units currently available.

NRHA is aggressively moving forward in our efforts to become asset management compliant. Organizational changes have included assigning maintenance staff to report directly to the Property Manager. Job descriptions and organizational charts have been revised to show increase responsibility and accountability. In addition procedural changes have included decentralizing certain specialized maintenance functions such as water conservation and custodial. The central warehouse has closed resulting in the public

housing communities being responsible for monitoring and maintaining their own warehouse and inventory system. Additional changes are being reviewed and planned as we continue to move toward Asset Management.

NRHA continues to look for ways to assist more participants in becoming self sufficient and homeowners. We are also looking for ways to expand the supply of housing opportunities for the diverse population we serve in the City of Norfolk. The Annual Plan and the Five Year Plan will try to address the needs of this diverse population.

An assessment of NRHA's current housing portfolio (to include public housing, Section 8, and privately owned housing) and resources (capital funds and subsidy) has been conducted. NRHA will utilize this assessment to determine the best course of action to implement in order to accomplish its overall mission.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 ®]

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:

- X** Admissions Policy for Deconcentration
- X** FY 2005 Capital Fund Program Annual Statement
- X** Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- X** List of Resident Advisory Board Members
- X** List of Resident Board Member
- X** Community Service Description of Implementation
- X** Information on Pet Policy
- X** Section 8 Homeownership Capacity Statement, if applicable
- X** Description of Homeownership Programs, if applicable

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

- Public Hearing Comments**
- Public Workshop Comments**
- Community Resident Meeting Comments**

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
NA	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial</i>	Annual Plan: Eligibility, Selection, and Admissions Policies

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
NA	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
X	RASS Follow up plan	

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	12,109	4	4	4	5	3	4
Income >30% but <=50% of AMI	8,904	4	2	3	4	3	3
Income >50% but <80% of AMI	11,096	2	1	2	2	2	2
Elderly	4,407	4	3	3	3	2	2
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity - White	18,620	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Black	24,170	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hispanic	1,662	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Native American	204	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity - Asian	1,115	N/A	N/A	N/A	N/A	N/A	N/A

No numerical estimate was available on the housing needs of the disable population in the CHAS or the Jurisdictional Consolidated plan as referenced on page 37.

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: **2004-08**

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

American Housing Survey data

Indicate year:

Other housing market study

Indicate year:

Other sources: (list and indicate year of information)

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

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

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1954		
Extremely low income <=30% AMI	1420	73%	
Very low income (>30% but <=50% AMI)	435	22%	
Low income (>50% but <80% AMI)	92	5%	
Families with children	1131	58%	
Elderly families	39	1.99%	
Disabled	219	11%	
Race/ethnicity: White	79	4%	
Race/ethnicity: Black	1785	91%	
Race/ethnicity: Asian	3	0.15%	
Race/ethnicity: American Indian/Alaska Native	10	0.51%	
Race/ethnicity: Native Hawaiian/Other Pacific Island	10	0.51%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1213	44.61%	
2 BR	950	34.94%	
3 BR	475	17.47%	
4 BR	67	2.46%	
5 BR	11	0.40%	
5+ BR (6br only)	3	0.11%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes the current waitlist will be open March 7, 2008-June 27, 2008 for 3br, 4br, 5br, 6br, and 7br only.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2769		
Extremely low income <=30% AMI	2153	78%	
Very low income (>30% but <=50% AMI)	527	19%	
Low income (>50% but <80% AMI)	83	3%	
Families with children	1123	41%	
Elderly families	68	2.5%	
Families with			

Housing Needs of Families on the Waiting List			
Disabilities	81	2.5%	
Race/ethnicity Asian	2	0.07%	
Race/ethnicity – Not Assigned	43	2%	
Race/ethnicity - White	115	4%	
Race/ethnicity – American Indian/Alaska Native	11	0.40%	
Race/ethnicity – Hawaiian/Other Pacific Island	18	0.6%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1262	46%	
2 BR	948	34%	
3 BR	474	17%	
4 BR	67	2.4%	
5 BR	11	0.40%	
5+ BR (6br only)	3	0.01%	
Is the waiting list closed (select one)? X No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? X No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- X** Employ effective maintenance and management policies to minimize the number of public housing units off-line **NRHA will maintain standard performance occupancy**

levels on all developments to maximize incentives provided by HUD and provide for greatest number of qualified families to receive assistance.

- X Reduce turnover time for vacated public housing units **NRHA will maintain turnover rates at or below the highest level required by MASS indicators.**
- X Reduce time to renovate public housing units **NRHA will maintain turnover rates at or below the highest level required by the MASS indicators.**
- X 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
- X **Maintain** section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- X Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- X Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- X Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- X Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- X Other (list below) **Coordinate the development of and or develop more accessible housing. Continue to develop and implement strategies that will provide for an income mix in public housing communities.**

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

Select all that apply

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

- X** Other: (list below) **Designate units for public housing use in private developments. Provide Section 8 voucher assistance to housing advocacy agencies, (Endependence Center, The Veterans Center of Norfolk, The City of Norfolk Office of Homelessness, Department of Human Services, Community Services Board , the AIDS Care Center for Education and Supportive Services and others) that are charged with identifying housing for the hard to serve populations**

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
- X** 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

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing **Update NRHA's 504 needs assessment**
- 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) **Develop more accessible housing opportunities as funds permit. Partner with agencies/organizations serving the disabled population to increase housing supply for the disabled, particular attention will be given to the mentally disabled. NRHA will provide an allocation of vouchers to the Endependence Center for the purpose of launching the HUD sponsored Money Follows the Person Initiative. This initiative will assist individuals residing in nursing homes or other assisted living facilities to acquire permanent housing.**

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs
Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below) **NRHA has hired staff to assist with recruiting Landlords**

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 2008 grants)		
a) Public Housing Operating Fund	14,505,259	
b) Public Housing Capital Fund	6,100,000	
c) HOPE VI Revitalization	7,394,851	
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	19,316,182	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	560,881	
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
j) Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2007 Capital Fund	5,472,288	
2006 Capital Fund	2,987,486	
3. Public Housing Dwelling Rental Income	13,043,885	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
4. Other income (list below)		
Reserves	597,189	
Replacement Housing Funds 2007	389,203	
Replacement Housing Funds 2006	245,963	
4. Non-federal sources (list below)		
*Total resources	70,613,187	

*Note the above figures are estimates based on what is requested. Actual awards have not been received from HUD.

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time) **90 Days**
- 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) **Credit history, sex offenders registry, applicant conduct, calls for service and alcohol abuse**

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 **Site based waiting list will expand as NRHA implements asset management and project-based accounting, management and budgeting.**
- Other (describe)

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

- PHA main administrative office
- PHA development site management office **Site based waiting list will expand as NRHA implements asset management and project-based accounting, management and budgeting.**
- Other (list below)

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

1. How many site-based waiting lists will the PHA operate in the coming year? **Seven, Oakleaf, Franklin Arms, Grandy Village, Partrea, Hunter Square, Bobbitt and Sykes. NRHA will continue to expand site based waitlists as it implements asset management.**

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? **Seven, Broad Creek maintains a site based wait list separate from NRHA.**

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) **Applicants can apply at 201 Grandy Street**

(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: **For site based one rejection will be placed at the bottom of the approved wait list. Two rejections will be removed for the wait list.**

(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) **504 compliance transfers or other extraordinary circumstances. Domestic violence in accordance with Violence Against Women Act-VAWA.**

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) Broad Creek only.
- 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 Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers **at Broad creek**
- 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) **Annual Plan, website, Community Standards and Rules and 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?

A review of the public housing communities indicates that average incomes are consistent in all communities. Therefore, none of the public housing communities fit the policy for deconcentration.

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) **Past rental history and utility payment history.**

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) **Past rental history**

(2) Waiting List Organization

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

- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

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

- PHA main administrative office
- Other (list below) **By telephone or in person at a designated location.**

(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: **Hard to lease and handicapped families.**

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

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

1 Date and Time

Former Federal preferences

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

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- 2 Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 1 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)
- 2 Those previously enrolled in educational, training, or upward mobility programs **(Graduated)**
- 1 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 **Ranking only**
- 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 **Ranking preference only**
- The PHA requests approval for this preference through this PHA Plan

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

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

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials

Other (list below)

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

Through published notices

Other (list below) **Newspapers, Website, Partnerships and HUD related NOFAs**

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

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

b. Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

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

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

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

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

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) **anytime the family experiences a household composition change.**

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)

New rents will be determined and become effective 7/1/08

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)

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

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

Other (list below)

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

Annually

Other (list below) **Semi-annually based on market conditions**

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

Success rates of assisted families

Rent burdens of assisted families

Other (list below)

(2) Minimum Rent

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

\$0

\$1-\$25

\$26-\$50

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is attached.

A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3610	625
Section 8 Vouchers	2175	250
Section 8 Certificates	NA	

Section 8 Mod Rehab	NA	
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs(list individually)	NA	

C. Management and Maintenance Policies

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

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

Admission and Continued Occupancy Policy
Housing Management Policies and Procedures Manual
Schedule of Maintenance Charges
Human Resource Policies
Contracting and Procurement Policies

(2) Section 8 Management: (list below)

Section 8 Administrative Plan
Section 8 Department Policies and Procedures
Human Resources Polices
Contracting and Procurement Policies

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office
- Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name: **Bowling Green**

2. Development (project) number: **VA006-07**

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

1. Development name: **Roberts Village East**

2. Development (project) number: **VA006-03**

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

1. Development name: **Roberts Village**

2. Development (project) number: **VA006- 04**

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:
Moton Circle

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:
Grandy Village
Oakleaf Forest
Broad creek off site
Moton Circle

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:
Grandy Village
Oakleaf Forest
We are also planning the development of 40 off-site units as replacement units as a component of the Broad Creek HOPE VI initiative.

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: Moton Circle
1b. Development (project) number: VA006-05
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (2008)
5. Number of units affected: 138
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: Planning started in 2006 b. Projected end date of activity: 2014

Demolition/Disposition Activity Description
1a. Development name: Grandy
1b. Development (project) number: VA006-08
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> (04/30/2002) If mixed financing or tax credits sought. May submit application for additional demolition in the future. Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (2008)
5. Number of units affected: 55 units approved. Possibly more requested in the future. 363 for disposition. 88 are planned for demolition in 2008 through 2012.
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2008 b. Projected end date of activity: 2012

Demolition/Disposition Activity Description
1a. Development name: Oakleaf Forest
1b. Development (project) number: VA006-012
2. Activity type: Demolition <input checked="" type="checkbox"/> Possible demolition of up to 24 units to improve

<p>circulation, safety, security and provide parking.</p> <p>Disposition <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application X</p>
<p>4. Date application approved, submitted, or planned for submission: (10/01/08)</p>
<p>5. Number of units affected: Possibly up to 24 units</p>
<p>6. Coverage of action (select one)</p> <p>X Part of the development</p> <p><input type="checkbox"/> Total development</p>
<p>7. Timeline for activity: 2008-2012</p> <p>a. Actual or projected start date of activity: 01/02/2008</p> <p>b. Projected end date of activity: 12/31/2011</p>

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. **X** 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 **X** 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
<p>1a. Development name: Franklin Arms</p>
<p>1b. Development (project) number: VA006025</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly X</p> <p>Occupancy by families with disabilities <input type="checkbox"/></p>

Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan X Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (11/08/01)
5. If approved, will this designation constitute a (select one) X New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 100 7. Coverage of action (select one) <input type="checkbox"/> Part of the development X Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status)

<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: FSS Scattered Site Homeownership 1b. Development (project) number: VA 36-P006-24
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (07/05/1992)
5. Number of units affected: 20 3-bedroom unit 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

If yes, list criteria below:

FSS participation

Minimum income

Landlord recommendations

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **11/01/07**

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)
<u>Youth Services Initiatives</u>				
After School Tutorial/Homework Programs	2008-125	Flyers, referrals from internal and external staff and partner agencies	Calvert Family Investment Center (FIC), Grandy Village, Young Terrace, and Tidewater Gardens	Public housing and Section 8
GED Program	2008- (38	Referrals from	Calvert Family	Public housing

	continuing students)	internal and external staff and partner agencies, self-referrals are encouraged.	Investment Center	and Section 8
College Here We Come Program	2007 -30 scholarships were awarded 2008 -35 scholarships	Referrals from internal and partner agencies	Authority wide, Norfolk Public Schools, Tenant Management Organizations, Self-referrals	Public housing and Section 8
Youth Financial Fitness	2008-150 Federally-aided budget	Self-referrals and referrals from partner agencies	Various	Public housing and Section 8
Workforce Development Employment and Self-Sufficiency Initiatives				
Summer Conservation Youth Employment Program (YCC)	2007-175 2008- 50*	Self-referral and Referrals from staff and Partner agencies	Clwert Family Investment Center, Parks Recreation and the Dept. of Health	Public housing and Section 8
Metropolitan Labs/Fire Watch	2008-15 ROSS grant	Self referrals and referrals from partner agencies	Various	Public housing and Section 8
Workforce Development Academy	2008- 75 ROSS grant	Self-referrals and referrals from partner agencies	Various	Public housing and Section 8
Tidewater Builders Academy	2008-6 Department of Human Services-FSET funds	Self-referrals and referrals from partner agencies	Classes are held at the Tidewater Builders location in Portsmouth. NRHA will provide transportation as required	Public housing
Resource Development				
Obtain Family Self Sufficiency grants for Public housing and Section programs in	Public housing FSS 250 (FSS grant)	Self-referrals, referrals from and HCV and Public housing Case	NRHA 201 Grandy Street location	Public housing and Section 8

2008 *Portsmouth Redevelopment and Housing Authority will be asked to serve as the contract administrator for the 2008 FSS program for the Section 8 program	Housing Choice Voucher FSS Program 168	managers		
Creation of a 501 C 3 non-profit entity for programs and services sponsored by the department	Eligible residents in both assisted housing programs	Self-referred	External partners and businesses	Public housing and Section 8
Student Internship Program	2008-8 ROSS grant and HOPE VI	Candidates for the Practicum Internship program must be enrolled in the NSU School of Social Work	Students are assigned to work with the Client Services staff	Public housing and Section 8

(2) Family Self Sufficiency Program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	25	167
Section 8	168	108

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

C. Welfare Benefit Reductions

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

- Safety and security survey of residents **NRHA uses data obtained through the RASS survey conducted by HUD.**
- 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)

Tidewater Gardens	Franklin Arms	Young Terrace
Moton Circle	Sykes Midrise	Calvert Square
Diggstown Circle	Huntersquare	Oakleaf Forest
Grandy Village	Partrea Midrise	

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) **NRHA has hired a full time Security Coordinator to implement the above mentioned strategies effective February 19, 2008. Exploring the feasibility of installing cameras in communities.**

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

Tidewater Gardens	Franklin Arms	Young Terrace
Moton Circle	Sykes Midrise	Calvert Square
Diggstown Circle	Huntersquare	Oakleaf Forest
Grandy Village	Partrea Midrise	

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)

Tidewater Gardens	Franklin Arms	Young Terrace
Moton Circle	Sykes Midrise	Calvert Square
Diggstown Circle	Huntersquare	Oakleaf Forest

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?

Yes No: Has the PHA included the PHDEP Plan for FY 2005 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)]

Attachment # 3

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.

Attachment # 4

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) **Decentralization of certain specialized functions and processes**
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

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

Note: All NRHA Board members are appointed by Norfolk City Council. Present resident Board member, Ms. Hattie Andrews, term expires April 15, 2012. All Board members may serve up to 4 years, no more than 12 years.

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

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

b. Eligible candidates: (select one)

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

c. Eligible voters: (select all that apply)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

The City of Norfolk Consolidated Housing and Community Development Plan 2004-2008

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) **To increase the supply of affordable housing.**

D. Other Information Required by HUD

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

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a. Substantial Deviation from the 5-Year Plan
- b. Significant Amendment or Modification to the Annual Plan

Criteria for Substantial Deviations and Significant Amendments

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

Attachments

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

Attachments

1. Admissions Policy for Deconcentration
2. FY 2005 Capital Fund Program Annual Statement
- 2(a). FY 2005 Capital Fund Program 5 Year Action Plan
 - (b). Annual Statement/Performance & Evaluation Reports 2004-2007 HUD form 52837
 - (c). Annual Statement/Performance & Evaluation Reports 2003-2005 HUD form 52842
3. Most Recent Board Approved Operating Budget (Required Attachment For PHAs that are troubled or at risk of being designated troubled ONLY)
4. List of Resident Advisory Board Members
5. List of Resident Board Member
6. Community Service Description of Implementation
7. Information on Pet Policy
8. Section 8 Homeownership Capacity Statement, if applicable
9. Description of Homeownership Programs, if applicable
10. Comments of Resident Advisory Board or Boards (must be attached if not included in PHAPlan text)
11. Accomplishments
12. Public Hearing Comments
13. Public Workshop & Community Resident Meeting Comments
14. Public Comments
15. Tenant Charge Catalogue
16. NRHA Flat Rent



Deconcentration Table - As of 1/31/08

Project	Total Units	Occ Units	Avg. Inc	1 Bed	Adjust Factor	2 Bed	Adjust Factor	3 Bed	Adjust Factor	4 Bed	Adjust Factor	5 Bed	Adjust Factor	6+ Bed	Adjust Factor	Sum Adjust Factor	Comm Adjust Factor	Avg Inc w/ Bed Factor	Adj. EIR
					0.85		1		1.25		1.4		1.61		1.82				
6-2/9	618	599	10958	98	83.3	281	281	174	217.5	64	89.6	1	1.61			673.01	1.0890	10062.32	102.95
6-5	138	136	10175	14	11.9	54	54	42	52.5	28	39.2					157.6	1.1420	8909.58	91.15
6-6	422	407	10189	44	37.4	149	149	133	166.25	96	134.4					487.05	1.1541	8828.17	90.32
6-8	341	340	11649	30	25.5	169	169	102	127.5	40	56					378	1.1085	10508.75	107.51
6-10	752	739	9725	150	127.5	378	378	224	280							785.5	1.0445	9310.25	95.25
6-11	310	307	10848	50	42.5	164	164	92	115	4	5.6					327.1	1.0552	10280.89	105.18
6-12	257	250	11362	36	30.6	86	86	92	115	13	18.2	27	43.47	3	5.46	298.73	1.1624	9774.83	100.00
Total	2838	2778	10700.86	422	358.7	1281	1281	859	1073.75	245	343	28	45.08	3	5.46	3106.99	1.0948	9774.42	
	115% - \$12,306																		115% - \$11,241
	85% - \$9096																		85% - \$8308

EIR
102.40
95.09
95.22
108.86
90.88
101.38
106.18



Deconcentration Table - As of 1/31/08

Project	Total Units	Occ Units	Total Annual Income	Average Annual Income	EIR
6-2/9 Tidewater	618	599	\$6,563,810	\$10,958	103.50
6-5 Moton Circle	138	136	\$1,383,867	\$10,175	96.11
6-6 DiggsTown	422	407	\$4,146,959	\$10,189	96.23
6-8 Grandy Village	341	340	\$3,960,534	\$11,649	110.02
6-10 Young Terrace	752	739	\$7,186,781	\$9,725	91.85
6-11 Calvert Square	310	307	\$3,330,278	\$10,848	102.46
6-12 Oakleaf Forest	257	250	\$2,840,595	\$11,362	107.32
Total	2838	2778	\$29,412,824	\$10,588	

115%	\$12,176
85%	\$9,000

Section 6 covers deconcentration and income mixing. Beginning with October 1, 2001 fiscal y

- Does the PHA have any general occupancy (family) public housing developments covered b
- Do any of these covered developments have average incomes above or below 85% to 115%
- If yes, the PHA completes the table shown below.

Deconcentration Policy for Covered Developments			
Develop ment Name:	Number of Units	Explanati on (if any) [see step 4 at 24 CFR903.2 (c)(1)(iv)]	Deconce ntration policy (if no explanati on) [see step 5 at 24 CFR 903.2(c)(1) (v)]

[This information is submitted as a required attachment to the PHA Plan. The document containing the n](#)

Under the final rule, PHAs must include an explanation if they propose not to adopt admission bedrooms and which has been used by HUD to adjust for costs of units when the number of be

In step 1, a PHA must determine the average income of all families residing in all of the PHA’s PHA-wide adjusted average income. For example, if a PHA has 1,000 units with 400 two-bedr

In step 2, a PHA must determine the average income of all families residing in each covered de

In step 3, a PHA must determine whether each of its covered developments falls above, below

The final rule on Deconcentration describes public housing developments not subject to decon

Please note that beginning with the January 2002 Plan cycle, Income Analysis of Public Housin

ear PHAs, the PHA is required to include information on the agency's deconcentration policy i
y the deconcentration rule? If no, this section is complete.
of the average incomes of all such developments?

[new deconcentration questions can be downloaded from the PHA Plans web site at: http://www.hud.gov/](http://www.hud.gov/)

s policies to promote income mixing for developments outside the Established Income Range (bedrooms vary, assigns to each unit the following factors: 0.70 for zero-bedroom units; 0.85 for o
s covered developments. A PHA may divide the average income of all families of all covered d
room units and 600 three-bedroom units, then the PHA would multiply 400 by 1.0 and 600 by 1
velopment. A PHA may divide the average income of the families residing in each covered dev
or within the Established Income Range of 85% to 115% of the PHA-wide average income for
centration. One of the provisions of the rule exempts "public housing developments operated by
ng Covered Developments must be a supporting document to an Agency's Plan and must be av:

n the plan. Specifically, as outlined in **Notice PIH 2001-4**, the PHA is required to answer the f

[/pih/pha/plans/phaps-whats-new.html](#).

EIR). During review of the PHA Plan, HUD Field Offices will accept as a reasonable explanati
one-bedroom units: 1.0 for two-bedroom units; 1.25 for three-bedroom units; 1.40 for four- bedi

developments by the appropriate bedroom adjustment factor described above to obtain the
1.25, sum these products, and divide by the total number of PHA units (1,000) to derive a bedro

velopment by the appropriate adjustment factor described below to obtain each covered develop

: covered developments. In this comparison, if a PHA chooses to use a bedroom adjustment app

by a PHA with fewer than 100 public housing units,” which covers PHAs with fewer than a total

available for public inspection, but not submitted to HUD for review.

Following questions:

ion, cases where the average income range for such developments is above the EIR but is and w
room units; 1.61 for five-bedroom units; and 1.82 for six or more bedroom units. The bedroom

room adjustment factor of 1.15 $[(400 \times 1.0 + (600 \times 1.25) / 1,000 = 1.15]$. If the PHA has an aver

agement's average income. For example, if the PHA in the example above has a covered developm

roach, it must do so for both the PHA-wide and the covered development analyses. To determin

d of 100 public housing units. A public housing development includes units or buildings with th

will remain (given current admissions policies, waiting lists and turnover rates) below 30 percent. The adjustment factor is the unit-weighted average of the distribution.

For example, if the Established Income Range is \$10,000, then the PHA would divide \$10,000 by the bedroom adjustment factor. If a development has 100 units, with 80 two-bedroom units and 20 three-bedroom units, then the PHA would divide \$10,000 by 1.2. The result is \$8,333.33. If the income of the covered development falls within the Established Income Range, divide the income by the same project number. Also, contiguous sites with more than one project number may be considered.

t of the area median income. In determining the average income of all families residing in each

r of 1.15, which equals \$8,696. This is the PHA-wide adjusted average income.

would multiply 80 by 1.0 and 20 by 1.25, sum these products, and divide by the total number o
ne of the development by the income of the PHA and multiply by 100. In the example above, th
sidered as one development. With respect to the covered mixed-finance development, only the i

covered development, the final rule provides a PHA the option of adjusting its income analysis:

of units in that development (100) to derive a bedroom adjustment factor of 1.05 $[(80 \times 1.0) + (20 \times 1.5)] / 100$. The PHA would divide \$7,619 by \$8,696 and then multiply by 100, which equals 88%. This is why the incomes of families residing in public housing units will be included in income analyses.

s for unit size in accordance with procedures prescribed by HUD. The bedroom adjustment fact

$20 \times 1.25) / 100 = 1.05]$. If that development has an average income of \$8,000, then the PHA w

ithin the Established Income Range. In the example above, if the PHA decided not to adjust inc

...or, which is based on national rent averages for units grouped by the number of

...ould divide \$8,000 by the bedroom adjustment factor of 1.05, which equals \$7,619. This is the

...ome by bedroom size, then the ratio would have been \$8,000 divided by \$10,000, then multipli

als \$7,619. This is the covered development average income.

\$10,000, then multiplied by 100, which equals 80%. This falls outside of the Establish



Deconcentration Table - As of 1/31/08

Average Rent - As of 2/28/07

Project	Total Units	Occ Units	Total Annual Income	Avg Annual Income	EIR
6-2/9 Tidewater	618	599	\$6,563,810	\$10,958	103.50
6-5 Moton Circle	138	136	\$1,383,867	\$10,175	96.11
6-6 DiggsTown	422	407	\$4,146,959	\$10,189	96.23
6-8 Grandy Village	341	340	\$3,960,534	\$11,649	110.02
6-10 Young Terrace	752	739	\$7,186,781	\$9,725	91.85
6-11 Calvert Square	310	307	\$3,330,278	\$10,848	102.46
6-12 Oakleaf Forest	257	250	\$2,840,595	\$11,362	107.32
Total	2838	2778	\$29,412,824	\$10,588	

115%	\$12,176
85%	\$9,000

Bed Size	0-10%	10-20%	20-30%	30-40%	Flat Rent
1 bed	17	57	9	14	415.00 - 6
2 bed	98	84	41	44	480.00 - 24
3 bed	56	49	32	33	540.00 - 20
4 bed	29	11	11	12	590.00 - 6
1 bed	5	5	0	4	415.00 - 2
2 bed	16	22	9	4	480.00 - 2
3 bed	18	8	7	8	540.00 - 3
4 bed	11	8	3	6	590.00 - 3
1 bed	4	27	6	6	415.00 - 4
2 bed	67	36	21	16	480.00 - 6
3 bed	66	35	18	10	540.00 - 4
4 bed	39	29	16	10	590.00 - 3
1 bed	3	18	7	2	415.00 - 1
2 bed	71	43	23	22	480.00 - 8
3 bed	36	31	15	17	540.00 - 10
4 bed	12	10	6	9	590.00 - 6
1 bed	23	89	17	21	415.00 - 10
2 bed	149	121	49	35	480.00 - 19
3 bed	88	69	32	32	540.00 - 18
1 bed	7	28	7	8	415.00 - 4
2 bed	60	48	23	18	480.00 - 9
3 bed	34	24	21	11	540.00 - 4
4 bed	1	1	0	1	590.00 - 0
1 bed	11	18	5	2	375.00 - 2
2 bed	52	9	17	3	410.00 - 3
3 bed	62	16	10	0	460.00 - 2
4 bed	5	3	3	0	
5 bed	11	4	9	0	563.00 - 2
6 bed	0	0	2	0	616.00 - 1
7 bed	1	0	0	0	

AMI - Avg Rent	0-10%	10-20%	20-30%	30-40%
1 bed	\$50-\$113	\$113-\$226	\$226-\$339	\$339-\$452
2 bed	\$50-\$136	\$136-\$271	\$271-\$408	\$408-\$543
3 bed	\$50-\$157	\$157-\$313	\$314-\$471	\$471-\$627
4 bed	\$50-\$175	\$175-\$350	\$350-\$525	\$525-\$699
5 bed	\$50-\$193	\$193-\$386	\$386-\$579	\$579-\$771
6 bed	\$50-\$211	\$211-\$422	\$422-\$634	\$634-\$844
7 bed	\$50-\$229	\$229-\$458	\$458-\$688	\$688-\$916

Total 1052 903 419 348
Percent 38.65% 33.17% 15.39% 12.78%

2722 Total
182 Flat Rent
6.69%

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Norfolk Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:		Federal FY of Grant: 2008
<input checked="" type="checkbox"/> 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 No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements	230,000			
4	1410 Administration	517,500			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	483,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	2,186,000			
10	1460 Dwelling Structures	1,572,500			
11	1465.1 Dwelling Equipment--Nonexpendable	111,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	1,000,000			
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,100,000			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504	50,000			
24	Amount of line 21 Related to Security – Soft Costs	25,000			
25	Amount of Line 21 Related to Security – Hard Costs	50,000			
26	Amount of line 21 Related to Energy Conservation	185,000			

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

PHA Name: Norfolk Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:	Federal FY of Grant: 2008
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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	Security	1408		25,000				
	Learning Centers	1408		45,000				
	Staff Training	1408		15,000				
	Youth Services	1408		35,000				
	DP Software	1408		15,000				
	Resident Management	1408		50,000				
	Resident Management Interns	1408		30,000				
	Strategic Planning	1408		15,000				
	Admin. Sal.-Non-Tech	1410		372,500				
	Fringe Benefits	1410		145,000				
	Admin. Sal.-Tech	1430		84,000				
	Inspections	1430		174,000				
	Subtotal HA-Wide			1,005,500				
Tidewater	Site Concrete	1450		30,000				
VA 6-2	Site Improvements	1450		75,000				
	Bldg. Exteriors/Windows	1460		65,000				
	Kitchens	1460		50,000				
	Tile	1460		50,000				
	Energy Improvements	1460		10,000				
	Subtotal			280,000				

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

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
Moton	Sewer Cleaning	1450		5,000				
VA 6-5	Sewer Repair	1450		15,000				
	Site Concrete	1450		5,000				
	Building Interior/Exterior	1460		16,500				
	Energy Improvements	1460		5,000				
	Subtotals			46,500				
Diggs	Sewer Cleaning	1450		50,000				
VA 6-6	Site Concrete	1450		50,000				
	Site Improvements	1450		50,000				
	Kitchens	1460		70,000				
	Tile	1460		50,000				
	Exterior Doors/Screen Doors	1460		50,000				
	Column/Porch Repair	1460		50,000				
	Exterior Paint	1460		40,000				
	Energy Improvements	1460		15,000				
	Roofs	1460		20,000				
	Subtotal			445,000				
Grandy	Site Improvements	1450		20,000				
VA 6-8	Site Concrete	1450		20,000				
	Energy Improvements	1460		10,000				
	Development Activities	1499		1,000,000				
	Subtotal			1,050,000				

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

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
Young	Electrical Distribution	1450		800,000				
VA 6-10	Site Improvement/Concrete	1450		50,000				
	Fencing	1450		70,000				
	Kitchens	1460		75,000				
	Tile	1460		50,000				
	Energy Improvements	1460		15,000				
	Subtotals			1,060,000				
Calvert	Site Improvement	1450		25,000				
VA 6-11	Site Concrete	1450		15,000				
	Kitchens	1460		50,000				
	Building Improvements/Windows	1460		21,000				
	Tile	1460		40,000				
	Energy Improvements	1460		10,000				
	Subtotal			161,000				
Oakleaf	A/E Site Improvements	1430		100,000				
VA 6-12	Sewer Cleaning	1450		35,000				
	Sewer Repair	1450		75,000				
	Site Improvements	1450		500,000				
	Paving	1450		30,000				
	Kitchens	1460		35,000				

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

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
	Tile	1460		25,000				
	Energy Improvements	1460		10,000				
	Interior Upgrades	1460		100,000				
	Exterior Painting	1460		40,000				
	Subtotal			950,000				
Partrea	A/E Interiors	1430		25,000				
VA6-18	Sewer Cleaning	1450		31,000				
	Paving	1450		45,000				
	Interior Upgrades	1460		50,000				
	Energy Improvements	1460		10,000				
	Refrigerators	1465		45,000				
	Subtotal			206,000				
Hunter Square	A/E Interiors	1430		25,000				
VA 6-19	Interior Upgrades	1460		230,000				
	Energy Improvements	1460		10,000				
	Refrigerators	1465		36,000				
	Ranges	1465		30,000				
	Subtotal			331,000				

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

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
Bobbitt	Site Improvements	1450		40,000				
VA 6-20	Security/Fire Alarm	1450		43,000				
	Energy Improvements	1460		10,000				
	Interior Upgrades	1460		50,000				
	Subtotal			143,000				
Sykes	A/E Interiors	1430		25,000				
VA 6-21	A/E HVAC	1430		50,000				
	Interior Upgrades	1460		50,000				
	Security/Fire Alarm	1460		43,000				
	Energy Improvements	1460		75,000				
	Subtotal			243,000				
North Wellington	Kitchens	1460		40,000				
VA 6-22	Energy Improvements	1460		5,000				
	Subtotal			45,000				
Scattered Sites	Roofs	1460		8,000				
VA 6-24	Tile	1460		3,000				
	Interior Doors	1460		3,000				
	Painting	1460		5,000				
	Plumbing	1460		2,000				
	HVAC	1460		6,000				
	Subtotal			27,000				

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

Part II: Supporting Pages

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
Franklin Arms	Site Improvements	1450		7,000				
VA 6-25	Sewer Cleaning	1450		26,000				
	Subtotal			33,000				
VA 6-26	Site Improvements	1450		12,000				
	Subtotal			12,000				
VA 6-27	Site Improvements	1450		12,000				
	Subtotal			12,000				
VA 6-28	Site Improvements	1450		12,000				
	Subtotal			12,000				
VA 6-29	Site Improvements	1450		12,000				
	Subtotal			12,000				
VA 6-30	Site Improvements	1450		12,000				
	Subtotal			12,000				

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

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P00650108 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008			
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	
VA 6-31	Site Improvements	1450		14,000				
	Subtotal			14,000				
	Total Programmed Work			6,100,000				

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

Part III: Implementation Schedule

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program No: VA36P00650108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
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	
VA 6-2 Tidewater Gardens South	9-2010			9-2012			
VA 6-5 Moton Circle	9-2010			9-2012			
VA 6-6 Diggs Town	9-2010			9-2012			
VA 6-8 Grandy Village	9-2010			9-2012			
VA 6-10 Young Terrace	9-2010			9-2012			
VA 6-11 Calvert Square	9-2010			9-2012			
VA 6-12 Oakleaf Forest	9-2010			9-2012			

Annual Statement/Performance and Evaluation Report

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

Part III: Implementation Schedule

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program No: VA36P00650108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
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	
VA 6-18							
Partrea	9-2010			9-2012			
VA 6-19							
Huntersquare	9-2010			9-2012			
VA 6-20							
Bobbitt	9-2010			9-2012			
VA 6-21							
Sykes	9-2010			9-2012			
VA 6-22							
North Wellington	9-2010			9-2012			
VA 6-24							
Scattered Sites	9-2010			9-2012			
VA 6-25							
Franklin Arms	9-2010			9-2012			
VA 6-26	9-2010			9-2012			

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

Part III: Implementation Schedule

PHA Name: Norfolk Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program No: VA36P00650108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
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	
VA 6-27	9-2010			9-2012			
VA 6-28	9-2010			9-2012			
VA 6-29	9-2010			9-2012			
VA 6-30	9-2010			9-2012			
VA 6-31	9-2010			9-2012			
HA-Wide	9-2010			9-2012			

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Norfolk Redevelopment and Housing Authority		X Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:
	Annual Statement				
Tidewater Gardens 6-2		745,000	1,895,000	1,851,000	1,200,000
Moton Circle 6-5		550,000	120,000	498,000	120,000
Diggs Town 6-6		450,000	432,000	602,000	250,000
Grandy Village 6-8		1,100,000	370,000	40,000	125,000
Young Terrace 6-10		225,000	860,000	1,111,000	2,125,000
Calvert Square 6-11		177,000	210,000	286,000	170,000
Oakleaf Forest 6-12		170,000	135,000	95,000	327,000
Partrea 6-18		419,000	40,000	51,000	280,000
Hunter Square 6-19		311,000	90,000	110,000	100,000
Bobbitt 6-20		84,000	280,000	189,000	151,000
Sykes 6-21		524,000	605,000	258,000	120,000
North Wellington 6-22		10,000	16,000	10,000	100,000
FSS Units 6-24		27,000	27,000	27,000	27,000
Franklin Arms 6-25		343,000	60,000	15,000	55,000
VA 6-26		14,000	14,000	14,000	14,000
VA 6-27		14,000	14,000	14,000	14,000
VA 6-28		14,000	14,000	14,000	14,000
VA 6-29		14,000	14,000	14,000	14,000
VA 6-30		14,000	14,000	14,000	14,000
VA 6-31		15,000	15,000	14,000	14,000
HA-Wide		1,030,500	1,030,500	1,038,000	1,063,000
CFP Funds Listed for 5-year planning		6,250,500	6,255,500	6,265,000	6,297,000
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: 2009			Activities for Year: 3 FFY Grant: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Grandy 6-8			Grandy 6-8		
		Site Improvements	20,000		A/E New Construction	250,000
		Paving	25,000		Exterior Paint	35,000
		Energy Improvements	10,000		Energy Improvements	10,000
		Exterior/Gym Painting	45,000		Exterior Upgrades	75,000
		Dev. Activities	1,000,000			
		Subtotal	1,100,000		Subtotal	370,000
		Young 6-10			Young 6-10	
		Site Improvements	50,000		Site Improvements	30,000
		Kitchens	75,000		Kitchens	75,000
		Tile	50,000		Tile	50,000
		Energy Improvements	50,000		Energy Improvements	50,000
					Exterior Upgrades	330,000
					Exterior Painting	75,000
					Community Building	250,000
		Subtotal	225,000		Subtotal	860,000
		Calvert 6-11			Calvert 6-11	
	A/E Community Bldg	12,000		Kitchens	50,000	
	Site Improvements	25,000		Tile	40,000	
	Energy Improvements	20,000		Energy Improvements	80,000	
	Community Building	120,000		Exterior Painting	40,000	
	Subtotal	177,000		Subtotal	210,000	

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009			Activities for Year: 3 FFY Grant: 2010			
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost	
	Bobbitt 6-20			Bobbitt 6-20			
		A/E Interiors	25,000		Interior Upgrades	250,000	
		Sewer Cleaning	21,000		Painting	20,000	
		Ranges	38,000		Energy Improvements	10,000	
		Subtotal	84,000		Subtotal	280,000	
		Sykes VA6-21			Sykes 6-21		
		Sewer Cleaning	26,000		Site Improvements	65,000	
		Windows	50,000		A/C Units	450,000	
		Energy Improvements	10,000		Energy Improvements	10,000	
		Interior Upgrades	400,000		Paint	80,000	
		Paint	38,000				
		Subtotal	524,000		Subtotal	605,000	
		N. Wellington			N. Wellington		
		VA 6-22	Energy Improvements	10,000	VA 6-22	Site Improvements	6,000
						Energy Improvements	10,000
		Subtotal	10,000		Subtotal	16,000	
		Scattered Sites			Scattered Sites		
		VA 6-24	Painting	5,000	VA 6-24	Painting	5,000
			Roofs	8,000		Roofs	8,000
			Interior Doors	3,000		Interior Doors	3,000
		Tile	3,000		Tile	3,000	
		Plumbing	2,000		Plumbing	2,000	
		HVAC	6,000		HVAC	6,000	
	Subtotal	27,000		Subtotal	27,000		

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009			Activities for Year: 3 FFY Grant: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Franklin VA6-25			Franklin VA6-25		
		Floor Covering	80,000		Floor Covering	60,000
		Energy Improvements	40,000			
		Decks	50,000			
		Painting	173,000			
		Subtotal	343,000		Subtotal	60,000
	VA 6-26			VA 6-26		
		Site Improvements	7,000		Site Improvements	7,000
		Building	7,000		Building	7,000
		Subtotal	14,000		Subtotal	14,000
	VA 6-27			VA 6-27		
		Site Improvements	7,000		Site Improvements	7,000
		Building	7,000		Building	7,000
		Subtotal	14,000		Subtotal	14,000
	VA 6-28			VA 6-28		
		Site Improvements	7,000		Site Improvements	7,000
		Building	7,000		Building	7,000
		Subtotal	14,000		Subtotal	14,000
	VA 6-29			VA 6-29		
		Site Improvements	7,000		Site Improvements	7,000
		Building	7,000		Building	7,000
		Subtotal	14,000		Subtotal	14,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 2 FFY Grant: 2009			Activities for Year: 3 FFY Grant: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	VA 6-30			VA 6-30		
		Site Improvements	7,000		Site Improvements	7,000
		Building	7,000		Building	7,000
		Subtotal	14,000		Subtotal	14,000
	VA 6-30			VA 6-30		
		Site Improvements	7,500		Site Improvements	7,500
		Building	7,500		Building	7,500
		Subtotal	15,000		Subtotal	15,000
	Total CFP Estimated Cost		5,220,000			5,225,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year 1	Activities for Year : 4 FFY Grant: 2011			Activities for Year: 5 FFY Grant: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
	Tidewater 6-2			Tidewater 6-2		
		Sewer Cleaning	60,000		A/E Project Survey	225,000
		Sewer Repair	116,000		Electrical Upgrades	730,000
		Energy Improvements	25,000		Ranges	220,000
		Interior Upgrades	1,000,000		Energy Improvements	25,000
		Exterior Upgrades	650,000			
		Subtotal	1,851,000		Subtotal	1,200,000
	Moton 6-5			Moton 6-5		
		Tile	70,000		Site Improvements	50,000
		Kitchens	70,000		Exterior Upgrades	50,000
		Energy Improvements	20,000		Energy Improvements	20,000
		Site Improvements	55,000			
		Range Hoods	25,000			
		Refrigerators	58,000			
		Roofs	200,000			
		Subtotal	498,000		Subtotal	120,000
	Diggs 6-6			Diggs 6-6		
		Kitchen	100,000		Site Improvements	100,000
		Tile	100,000		Kitchens	75,000
		Refrigerators	177,000		Tile	50,000
		Paint Fencing	200,000		Energy Improvements	25,000
		Energy Improvements	25,000			
		Subtotal	602,000		Subtotal	250,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2011			Activities for Year: 5 FFY Grant: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Grandy 6-8			Grandy 6-8		
	Exterior Paint	30,000		Sewer Cleaning	50,000
	Energy Improvements	10,000		Fencing	75,000
	Subtotal	40,000		Subtotal	125,000
Young 6-10			Young 6-10		
	Sewer Cleaning	87,000		A/E Development	250,000
	Sewer Repair	174,000		Site Improvements	500,000
	Energy Improvements	50,000		Refrigerators	325,000
	Kitchens	75,000		Building Exteriors	375,000
	Tile	50,000		Development	675,000
	Building Exteriors	375,000			
	Site Improvements	300,000			
	Subtotal	1,111,000		Subtotal	2,125,000
Calvert 6-11			Calvert 6-11		
	Energy Improvements	20,000		Site Improvements	50,000
	Sewer Cleaning	54,000		Energy Improvements	20,000
	Sewer Repair	87,000		Roofs	100,000
	Tile	50,000			
	Kitchens	75,000			
	Subtotal	286,000		Subtotal	170,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2011			Activities for Year: 5 FFY Grant: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Oakleaf 6-12			Oakleaf 6-12		
	Energy Improvements	10,000		Site Improvements	25,000
	Kitchens	50,000		Energy Improvements	10,000
	Flooring	35,000		Painting	40,000
				Community Buildings	125,000
				Mgt./Maint. Offices	127,000
	Subtotal	95,000		Subtotal	327,000
Partrea 6-18			Partrea 6-18		
	Ranges	41,000		Windows	30,000
	Energy Improvements	10,000		Interior Upgrades	250,000
	Subtotal	51,000		Subtotal	280,000
Hunter 6-19			Hunter 6-19		
	Energy Improvements	10,000		Interior Upgrades	100,000
	Common Areas	15,000			
	Bathrooms	85,000			
	Subtotal	110,000		Subtotal	100,000
Bobbitt 6-20			Bobbitt 6-20		
	Refrigerators	36,000		Windows	151,000
	Ranges	31,000			
	Exterior Paint	12,000			
	Energy Improvements	10,000			
	Interior Upgrades	100,000			
	Subtotal	189,000		Subtotal	151,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2011			Activities for Year: 5 FFY Grant:2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
Sykes VA6-21			Sykes VA6-21		
	Energy Improvements	10,000		Site Improvements	20,000
	Refrigerators	36,000		Interior Upgrades	100,000
	Ranges	31,000			
	Cabinets	181,000			
	Subtotal	258,000		Subtotal	120,000
N. Wellington			N. Wellington		
VA6-22	Energy Improvements	10,000	VA6-22	Site Improvements	20,000
				Doors	60,000
				Painting	20,000
	Subtotal	10,000		Subtotal	100,000
Scattered Sites			Scattered Sites		
VA6-24	Exterior Paint	5,000	VA6-24	Exterior Paint	5,000
	Roofs	8,000		Roofs	8,000
	Interior Doors	3,000		Interior Doors	3,000
	Tile	3,000		Tile	3,000
	Plumbing	2,000		Plumbing	2,000
	HVAC	6,000		HVAC	6,000
	Subtotal	27,000		Subtotal	27,000
Franklin VA6-25			Franklin VA6-25		
	Energy Improvements	15,000		Site Improvements	20,000
				Common Areas	20,000
				Energy Improvements	15,000
	Subtotal	15,000		Subtotal	55,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2010			Activities for Year: 5 FFY Grant: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
VA 6-26			VA 6-26		
	Site Improvements	7,000		Site Improvements	7,000
	Building	7,000		Building	7,000
	Subtotal	14,000		Subtotal	14,000
VA 6-27			VA 6-27		
	Site Improvements	7,000		Site Improvements	7,000
	Building	7,000		Building	7,000
	Subtotal	14,000		Subtotal	14,000
VA 6-28			VA 6-28		
	Site Improvements	7,000		Site Improvements	7,000
	Building	7,000		Building	7,000
	Subtotal	14,000		Subtotal	14,000
VA 6-29			VA 6-29		
	Site Improvements	7,000		Site Improvements	7,000
	Building	7,000		Building	7,000
	Subtotal	14,000		Subtotal	14,000
VA 6-30			VA 6-30		
	Site Improvements	7,000		Site Improvements	7,000
	Building	7,000		Building	7,000
	Subtotal	14,000		Subtotal	14,000

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year : 4 FFY Grant: 2010			Activities for Year: 5 FFY Grant: 2011		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
VA 6-31			VA 6-31		
	Site Improvements	7,000		Site Improvements	7,000
	Building	7,000		Building	7,000
	Subtotal	14,000		Subtotal	14,000
Total CFP Estimated Cost		5,227,000			5,234,000

Capital Fund Program Five-Year Action Plan

Part III: Supporting Pages—Management Needs Work Statement(s)

Work Statement For Year 1	Work Statement for Year 2		Work Statement for Year 3	
	Major Work Categories	Estimated Cost	Major Work Categories	Estimated Cost
See Annual Statement	Computer Systems	25,000	Computer Systems	25,000
	Youth Services	35,000	Youth Services	35,000
	Staff Training	30,000	Staff Training	30,000
	Resident Management	50,000	Resident Management	50,000
	Security	25,000	Security	25,000
	Learning Centers	45,000	Learning Centers	45,000
	Resident Management Interns	30,000	Resident Management Interns	30,000
	Strategic Planning	15,000	Strategic Planning	15,000
	Administration	517,500	Administration	517,500
	Inspections	174,000	Inspections	174,000
	A/E Services	84,000	A/E Services	84,000
	Subtotal of Estimated Cost	1,030,500	Subtotal of Estimated Cost	1,030,500

Capital Fund Program Five-Year Action Plan
Part III: Supporting Pages—Management Needs Work Statement(s)

Work Statement For Year 1	Work Statement for Year 4		Work Statement for Year 5	
	Development Name /Number /General Description of Major Work Categories	Estimated Cost	Development Name /Number /General Description of Major Work Categories	Estimated Cost
See Annual Statement	Computer Systems	25,000	Computer Systems	25,000
	Youth Services	35,000	Youth Services	35,000
	Staff Training	30,000	Staff Training	30,000
	Resident Management	50,000	Resident Management	50,000
	Security	25,000	Security	25,000
	Learning Centers	45,000	Learning Centers	45,000
	Resident Management Interns	30,000	Resident Management Interns	30,000
	Strategic Planning	15,000	Strategic Planning	15,000
	Administration	525,000	Administration	550,000
	Inspections	174,000	Inspections	174,000
	A/E Services	84,000	A/E Services	84,000
	Subtotal of Estimated Cost	1,038,000	Subtotal of Estimated Cost	1,063,000

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Norfolk Redevelopment and Housing Authority		X Original 5-Year Plan Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2009 PHA FY:	Work Statement for Year 3 FFY Grant: 2010 PHA FY:	Work Statement for Year 4 FFY Grant: 2011 PHA FY:	Work Statement for Year 5 FFY Grant: 2012 PHA FY:
	Annual Statement				
Tidewater Gardens 6-2		745,000	1,895,000	1,851,000	1,200,000
Moton Circle 6-5		550,000	120,000	498,000	120,000
Diggs Town 6-6		450,000	432,000	602,000	250,000
Grandy Village 6-8		1,100,000	370,000	40,000	125,000
Young Terrace 6-10		225,000	860,000	1,111,000	2,125,000
Calvert Square 6-11		177,000	210,000	286,000	170,000
Oakleaf Forest 6-12		170,000	135,000	95,000	327,000
Partrea 6-18		419,000	40,000	51,000	280,000
Hunter Square 6-19		311,000	90,000	110,000	100,000
Bobbitt 6-20		84,000	280,000	189,000	151,000
Sykes 6-21		524,000	605,000	258,000	120,000
North Wellington 6-22		10,000	16,000	10,000	100,000
FSS Units 6-24		27,000	27,000	27,000	27,000
Franklin Arms 6-25		343,000	60,000	15,000	55,000
VA 6-26		14,000	14,000	14,000	14,000
VA 6-27		14,000	14,000	14,000	14,000
VA 6-28		14,000	14,000	14,000	14,000
VA 6-29		14,000	14,000	14,000	14,000
VA 6-30		14,000	14,000	14,000	14,000
VA 6-31		15,000	15,000	14,000	14,000
HA-Wide	1,030,500	1,030,500	1,038,000	1,063,000	
CFP Funds Listed for 5-year planning		6,250,500	6,255,500	6,265,000	6,297,000
Replacement Housing Factor Funds					

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2010)

HA Name Norfolk Redevelopment and Housing Authority Comprehensive Grant Number VA36P00650104 FFY of Grant Approval 2004

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original Total Estimated Cost		Revised ¹		Total Actual Cost ²	
		Original	Revised	Obligated	Expended		
1	Total Non-CGP Funds						
2	1408 Operations (May not exceed 10% of line 20)						
3	1408 Management Improvements	\$278,000	\$ 95,906	\$ 95,906	\$ 95,906	\$ 95,906	\$ 95,906
4	1410 Administration	500,000	510,443	510,443	510,443	510,443	510,443
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	202,610	246,547	246,547	246,547	224,995	224,995
8	1440 Site Acquisition						
9	1450 Site Improvement	316,000	230,178	230,178	230,178	230,178	230,178
10	1460 Dwelling Structures	2,037,185	2,248,252	2,248,252	2,248,252	2,248,252	2,248,252
11	1465.1 Dwelling Equipment—Non-expendable	150,000	167,565	167,565	167,565	167,565	167,565
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment	40,000	24,904	24,904	24,904	24,904	24,904
14	1485 Demolition						
15	1490 Replacement Reserve	3,343,069	3,343,069	3,343,069	3,343,069	3,343,069	3,343,069
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1498 Mod Used for Development						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant (Sum of lines 2-19)	\$6,866,864	\$6,866,864	\$6,866,864	\$6,866,864	\$6,845,312	\$6,845,312
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Compliance	\$13,000	0	0	0	0	0
23	Amount of line 20 Related to Security	\$56,000	\$43,764	\$43,764	\$43,764	\$43,764	\$43,764
24	Amount of line 20 Related to Energy Conservation Measures	\$565,000	\$274,849	\$274,849	\$274,849	\$274,849	\$274,849

Signature of Executive Director Sheryl A. Montgomery by Carol W. Shivers Date 4/15/08 Signature of Public Housing Director _____ Date _____

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Page ____ of ____ Previous edition is obsolete Form HUD-52837 (8/88) ref Handbook 7485.3

²To be completed for the Performance and Evaluation Report.

Attachment 2(6)

Annual Statement /
Performance and Evaluation Report
Part III: Supporting Pages
Capital Fund Program

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

OMB Approval No 2577-0157 (Exp. 7/31/95)
Status of Proposed Work (2)

Development Number/ HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Computer Systems/Software	1408		\$24,000	\$2,715	\$2,715	\$2,715	
"	Computer Hardware	1475		\$40,000	\$24,304	\$24,304	\$24,304	
"	Youth Services	1408		\$32,000	\$23,849	\$23,849	\$23,849	
"	Staff Training	1408		\$23,000	\$28,504	\$28,504	\$28,504	
"	Resident Management	1408		\$51,000	\$0	\$0	\$0	
"	Security	1408		\$21,000	\$9,870	\$9,870	\$9,870	
"	Learning Centers	1408		\$43,000	\$21,300	\$21,300	\$21,300	
"	Resident Management Interns	1408		\$35,000	\$9,669	\$9,669	\$9,669	
"	Strategic Planning	1408		\$50,000	\$0	\$0	\$0	
"	Administration	1410		\$500,000	\$510,444	\$510,444	\$510,444	
"	Inspections	1430		\$100,000	\$84,087	\$84,087	\$84,087	
"	Equipment	1475		\$0	\$600	\$600	\$600	
	Subtotal HA-Wide			\$916,000	\$715,340	\$715,340	\$715,340	
Tidewater	Sewer Cleaning	1450		\$16,000	\$8,117	\$8,117	\$8,117	
VA 6-2	Kitchens	1460		\$25,000	\$29,935	\$29,935	\$29,935	
	Tile	1460		\$25,000	\$38,192	\$38,192	\$38,192	
	Rampas	1465		\$50,000	\$51,215	\$51,215	\$51,215	
	Security Screens	1460		\$15,000	\$14,526	\$14,526	\$14,526	
	Energy Improvements	1460		\$25,000	\$16,395	\$16,395	\$16,395	
	Subtotal			\$166,000	\$158,381	\$158,381	\$158,381	
Maton	Site Improvements	1450		\$75,000	\$17,182	\$17,182	\$17,182	
VA 6-5	Building Exterior	1460		\$75,000	\$0	\$0	\$0	
	Exterior Paint	1460		\$30,000	\$17,300	\$17,300	\$17,300	
	Energy Improvements	1460		\$30,000	\$14,599	\$14,599	\$14,599	
	Windows	1460		\$290,000	\$281,503	\$281,503	\$281,503	
	Subtotal			\$600,000	\$330,584	\$330,584	\$330,584	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
 Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program

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

OMB Approval No. 2577-0157 (Rev. 7/31/93)
 Status of Proposed Work (2)

Development Number/ Name HA-Vide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Diggs VA 6-6	Column Repairs	1460		\$30,000	\$221,765	\$221,765		
	A/E Gym	1430		\$0	\$0	\$0		
	Kitchens	1460		\$90,000	\$98,076	\$98,076		
	Tile	1460		\$75,000	\$0	\$0		
	Energy Improvements	1460		\$50,000	\$0	\$0		
	Catholic Protection Gym	1450		\$200,000	\$187,155	\$187,155		
		1470		\$0	\$0	\$0		
	Subtotal			\$465,000	\$506,996	\$506,996		
Grandy VA 6-8	Replacement Reserve	1490		\$3,343,069	\$3,343,069	\$3,343,069		
				\$3,343,069	\$3,343,069	\$3,343,069		
Tidewater VA 6-9	Sewer Cleaning	1450		\$25,000	\$17,723	\$17,723		
	Kitchens	1460		\$10,800	\$45,884	\$45,884		
	Tile	1460		\$10,000	\$27,824	\$27,824		
	Security Screens	1460		\$20,800	\$19,368	\$19,368		
	Ranges	1465		\$100,000	\$107,100	\$107,100		
	Energy Improvements	1460		\$10,000	\$10,925	\$10,925		
	Subtotal			\$175,000	\$228,824	\$228,824		
Young VA 6-10	Kitchens	1460		\$35,000	\$31,866	\$31,866		
	Tile	1460		\$35,000	\$45,704	\$45,704		
	Exterior Paint	1460		\$60,000	\$68,000	\$68,000		
	Energy Improvements	1460		\$50,000	\$28,136	\$28,136		
					\$180,000	\$193,705	\$193,705	
		Subtotal			\$180,000	\$193,705	\$193,705	
Calvert VA 6-11	Handrails-Handicap	1460		\$13,000	\$0	\$0		
	Exterior Paint	1460		\$40,000	\$5,193	\$5,193		
	Energy Improvements	1460		\$25,000	\$12,990	\$12,990		
					\$78,090	\$18,182	\$18,182	
	Subtotal			\$78,090	\$18,182	\$18,182		
Oakleaf VA 6-12	Heat Exchangers	1460		\$300,000	\$191,805	\$191,805		
	A/E HVAC	1430		\$0	\$54,754	\$54,754		
	RooFs	1460		\$0	\$8,788	\$8,788		
					\$300,000	\$255,346	\$255,346	
	Subtotal			\$300,000	\$255,346	\$255,346		

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Program Administrator

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program

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

DNB Approval No 2377-0197 (Esp. 7/31/05)
Status of Proposed Work (2)

Development Number/ Name HA-Vide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Parteen VA 6-18	Roof	1460		\$225,000	\$174,967	\$174,967	\$174,967	
	A/E HVAC	1430		\$0	\$3,532	\$3,532	\$3,532	
	Energy Improvements	1460		\$25,000	\$0	\$0	\$0	
	Painting	1460		\$85,000	\$0	\$0	\$0	
	Subtotal			\$335,000	\$178,499	\$178,499	\$178,499	
Hunter VA 6-19	Energy Improvements	1460		\$25,000	\$0	\$0	\$0	
	Subtotal			\$25,000	\$0	\$0	\$0	
Bobbitte VA 6-20	Tile	1460		\$25,000	\$0	\$0	\$0	
	Interior Paint	1460		\$0	\$37,540	\$37,540	\$37,540	
	Plumbing/Bath Faucets	1460		\$0	\$3,267	\$3,267	\$3,267	
	Interior Imps. - Carpet	1460		\$0	\$63,338	\$63,338	\$63,338	
	Blinds	1465.1		\$0	\$9,250	\$9,250	\$9,250	
	Energy Improvements	1460		\$25,000	\$0	\$0	\$0	
	Subtotal			\$85,000	\$148,395	\$148,395	\$140,577	
Sykes VA 6-21	A/E Boiler Room	1430		\$67,610	\$47,725	\$47,725	\$36,075	
	HVAC	1460		\$0	\$446,528	\$446,528	\$446,528	
	Subtotal			\$67,610	\$494,253	\$494,253	\$482,603	
North Wellington VA 6-22	Windows	1460		\$25,000	\$0	\$0	\$0	
	Building Exterior	1460		\$0	\$14,400	\$14,400	\$14,400	
	Interior Doors	1460		\$18,000	\$0	\$0	\$0	
	A/E HVAC	1430		\$0	\$15,000	\$15,000	\$15,000	
	Subtotal			\$90,000	\$187,550	\$187,550	\$187,550	
Franklin Arms VA 6-25	Generators	1460		\$133,000	\$216,950	\$216,950	\$216,950	
	Electrical	1460		\$106,185	\$71,890	\$71,890	\$71,890	
	A/E Generators	1430		\$0	\$0	\$0	\$0	
				\$0	\$6,450	\$6,450	\$6,450	
	Subtotal			\$106,185	\$78,340	\$78,340	\$78,340	
	Total Programmed Work			\$6,866,864	\$6,866,864	\$6,866,864	\$6,865,312	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates (3)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Va 6-2 Tidewater Gardens South	9.13.2008			9.13.2008			
Va 6-3 Roberts Village							
Va 6-4 Roberts Village East							
Va 6-5 McDon Circle	9.13.2008			9.13.2008			
Va 6-6 Diggs Town	9.13.2008			9.13.2008			
Va 6-7 Bowling Green							
Va 6-8 Grandy Village	9.13.2008			9.13.2008			
Va 6-9 Tidewater Gardens North	9.13.2008			9.13.2008			
Va 6-10 Young Terrace	9.13.2008			9.13.2008			
Va 6-11 Calvert Square	9.13.2008			9.13.2008			
Va 6-12 Oakleaf Forest	9.13.2008			9.13.2008			

3/ To be completed at the end of the program year.

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

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

OMB Approval No. 2977-0157 (Exp. 7/31/95)

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates (3)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
Va 6-18 Parfrea	9.13.2005			9.13.2008			
Va 6-19 Huntersquare	9.13.2006			9.13.2008			
Va 6-20 Bobbit	9.13.2006			9.13.2008			
Va 6-21 Sykes	9.13.2006			9.13.2008			
Va 6-22 N. Wellington	9.13.2006			9.13.2008			
Va 6-25 Franklin Arms	9.13.2006			9.13.2008			
HA-Wide	9.13.2006			9.13.2008			

3/ To be completed at the end of the program year.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2010)

HA Name: **Norfolk Redevelopment and Housing Authority**
 Comprehensive Grant Number: **VA36P00650105**
 FFY of Grant Approval: **2005**

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **12/31/07** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	\$575,252	0	0	0
3	1408 Management Improvements	\$289,000	\$159,754	\$159,754	\$125,753
4	1410 Administration	400,000	674,633	674,633	674,633
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	245,000	309,919	309,919	236,138
8	1440 Site Acquisition				
9	1450 Site Improvement	350,000	193,679	193,679	152,195
10	1460 Dwelling Structures	2,917,500	883,271	883,271	839,270
11	1465.1 Dwelling Equipment—Non-expendable	217,500	202,280	202,280	202,280
12	1470 Non-dwelling Structures	1,470,000	570,500	570,500	531,906
13	1475 Non-dwelling Equipment	0	1,896	1,896	1,896
14	1485 Demolition				
15	1490 Replacement Reserve	772,911	772,911	772,911	203,251
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development	0	3,468,320	3,468,320	2,866,686
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	\$7,237,163	\$7,237,163	\$7,237,163	\$5,834,008
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	\$25,000	0	0	0
23	Amount of line 20 Related to Security	\$21,000	\$1,150	\$1,150	\$1,150
24	Amount of line 20 Related to Energy Conservation Measures	\$1,212,500	\$678,462	\$678,462	\$580,256

Signature of Executive Director: *Shawn R. Montgomery* Date: *4/15/08*
 Signature of Public Housing Director: _____ Date: _____
 Page ___ of ___ Previous edition is obsolete form HUD-52837 (9/98) ref Handbook 7485.3

**Annual Statement /
Performance and Evaluation Report
Part III: Supporting Pages
Capital Fund Program**

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

OMB Approval No. 2597-0157 (Exp. 7/31/95)
Status of Proposed Work (2)

Development Number/ HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Ronds Obligated (2)	Funds Expended (2)	
HA-Wide	Computer Systems	1408		\$25,000	\$1,750	\$1,750	\$1,750	
"	Youth Services	"		\$32,000	\$32,244	\$32,244	\$32,244	
"	Staff Training	"		\$23,000	\$12,687	\$12,687	\$12,687	
"	Resident Management	"		\$51,000	\$10,125	\$10,125	\$10,125	
"	Security	"		\$21,000	\$1,150	\$1,150	\$1,150	
"	Security	1475		\$0	\$1,896	\$1,896	\$1,896	
"	Learning Centers	1408		\$42,000	\$41,798	\$41,798	\$41,798	
"	Resident Management Interns	"		\$35,000	\$0	\$0	\$0	
"	Strategic Planning	"		\$60,000	\$60,000	\$60,000	\$25,999	
"	Operations	1406		\$975,252	\$0	\$0	\$0	
"	Administration	1410		\$400,000	\$674,633	\$674,633	\$674,633	
"	Inspections	1430		\$75,000	\$91,152	\$91,152	\$91,152	
	Subtotal HA-Wide			\$1,339,152	\$927,435	\$927,435	\$893,434	
Tidewater S. Va 6-2	Kitchens	1460		\$10,000	\$56,009	\$56,009	\$56,009	
	Tile	1460		\$10,000	\$25,171	\$25,171	\$23,411	
	Energy Improvements	1460		\$7,500	\$3,621	\$3,621	\$3,621	
	Exterior Paint	1460		\$15,000	\$21,190	\$21,190	\$21,190	
	Handicap Features	1450		\$5,000	\$0	\$0	\$0	
	Sidewalk Repairs	1450		\$5,000	\$5,000	\$5,000	\$51	
	Sewer Repairs	1450		\$5,000	\$18,769	\$18,769	\$18,769	
	Subtotal			\$57,500	\$129,760	\$129,760	\$123,051	

(1) To be completed for the Performance and Evaluation Report or a Revised Actual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
 Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program

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

OMB Approval No 2577-0157 (Exp. 7/31/95)
 Status of Proposed Work (2)

Development Number/ Name HA-Village Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Diggs Va 6-6	A/E Boiler Room	1430		\$70,000	\$72,738	\$72,738	\$65,738	
	Gym	1470		\$400,000	\$90,959	\$90,959	\$90,959	
	Columns	1460		\$100,000	\$30,000	\$30,000	\$25,863	
	Boiler Room	1470		\$600,000	\$0	\$0	\$0	
	Kitchens	1460		\$30,000	\$61,521	\$61,521	\$61,521	
	Handicap Features	1460		\$5,000	\$0	\$0	\$0	
	Tile	1460		\$10,000	\$0	\$0	\$0	
	Site Improvements	1460		\$30,000	\$30,000	\$30,000	\$3,414	
	Ranges	1465		\$125,000	\$117,300	\$117,300	\$117,300	
	Sewers	1460		\$30,000	\$78,845	\$78,845	\$78,845	
Window Screens	1460		\$30,000	\$0	\$0	\$0		
Subtotal				\$1,430,000	\$481,383	\$481,383	\$443,660	
Grandy Va 6-8	Replacement Reserve	1490		\$772,911	\$772,911	\$772,911	\$203,251	
	Exterior Paint	1460		\$35,000	\$30,990	\$30,990	\$30,990	
	MOUD Used for Development	1498		\$0	\$3,468,320	\$3,468,320	\$2,866,686	
	Subtotal			\$807,911	\$4,272,221	\$4,272,221	\$3,100,927	
Tidewater Va 6-9	Kitchens	1460		\$25,000	\$73,497	\$73,497	\$73,497	
	Tile	1460		\$15,000	\$29,444	\$29,444	\$29,444	
	A&E Sewers	1430		\$0	\$3,192	\$3,192	\$3,192	
	Energy Improvements	1460		\$10,000	\$673	\$673	\$673	
	Exterior Paint	1460		\$30,000	\$41,889	\$41,889	\$41,889	
	Handicap Features	1450		\$5,000	\$0	\$0	\$0	
	Sidewalk Repairs	1450		\$20,000	\$10,000	\$10,000	\$1	
	Sewer Repairs	1450		\$20,000	\$51,065	\$51,065	\$51,065	
	Subtotal			\$175,000	\$209,760	\$209,760	\$199,811	
	Young Va 6-10	Kitchens	1460		\$40,000	\$130,448	\$130,448	\$130,448
Tile		1460		\$30,000	\$102,518	\$102,518	\$102,518	
A/E Catholic Protection		1430		\$25,000	\$27,324	\$27,324	\$13,155	
Catholic Protection		1450		\$200,000	\$0	\$0	\$0	
Fire Suppression		1470		\$20,000	\$0	\$0	\$0	
Boiler Room		1470		\$0	\$15,200	\$15,200	\$0	
Handicap Features		1450		\$5,000	\$0	\$0	\$0	
Energy Improvements	1460		\$0	\$6,376	\$6,376	\$6,376		
Windows	1460		\$1,000,000	\$0	\$0	\$0		
Subtotal			\$1,320,000	\$281,866	\$281,866	\$232,497		

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(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
Performance and Evaluation Report**
Part II: Supporting Pages
Capital Fund Program

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

OMB Approval No. 2572-0137 (Exp. 7/31/93)
Status of Proposed Work (2)

Development Number/ HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost	
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)
Oakleaf Va 6-12	AC	1460		\$1,000,000	\$0	\$0	\$0
	Porches	1460		\$50,000	\$50,000	\$50,000	\$37,125
	Fire Unit Oakleaf	1460		\$0	\$101,312	\$101,312	\$101,312
	Screens	1460		\$20,000	\$0	\$0	\$0
	Ranges	1465		\$75,000	\$68,380	\$68,380	\$68,380
	Subtotal			\$1,145,000	\$219,692	\$219,692	\$706,817
Partrea Va 6-18	Carpet	1460		\$70,000	\$37,318	\$37,318	\$37,318
	Subtotal			\$70,000	\$37,318	\$37,318	\$37,318
Huntersquare Va 6-19	A/E Heat Plant	1430		\$40,000	\$75,493	\$75,493	\$26,881
	Paint	1460		\$80,000	\$0	\$0	\$0
	Subtotal			\$30,000	\$75,493	\$75,493	\$26,881
Bobbit Va 6-20	Boilers	1460		\$125,000	\$0	\$0	\$0
	Parking Lot	1480		\$25,000	\$0	\$0	\$0
	Subtotal			\$150,000	\$0	\$0	\$0
Sykes Va 6-21	Cooling Tower	1460		\$40,000	\$0	\$0	\$0
	Roofing	1460		\$20,000	\$51,043	\$51,043	\$51,043
	Entry Doors	1460		\$30,000	\$0	\$0	\$0
	Subtotal			\$90,000	\$51,043	\$51,043	\$51,043
North Wallington Va 6-22	HVAC	1460		\$90,000	\$251	\$251	\$251
	Flooring	1460		\$5,000	\$0	\$0	\$0
	Ranges	1465		\$7,500	\$6,900	\$6,900	\$6,900
	Refrigerators	1465		\$10,000	\$9,700	\$9,700	\$9,700
	Subtotal			\$112,500	\$16,851	\$16,851	\$16,851
	Total Programmed Work			\$7,237,163	\$7,237,163	\$7,237,163	\$5,834,008

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Public Housing Programs Administrator

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
Va 6-2 Tidewater Gardens South	8.17.2007			8.17.2009		
Va 6-6 Diggs Town	8.17.2007			8.17.2009		
Va 6-8 Grandy Village	8.17.2007			8.17.2009		
Va 6-9 Tidewater Gardens North	8.17.2007			8.17.2009		
Va 6-10 Young Terrace	8.17.2007			8.17.2009		
Va 6-11 Calvert Square	8.17.2007			8.17.2009		
Va 6-12 Oakleaf Forest	8.17.2007			8.17.2009		
Va 6-18 Partrae	8.17.2007			8.17.2009		
Va 6-19 Huntersquare	8.17.2007			8.17.2009		
Va 6-20 Bobbit	8.17.2007			8.17.2009		
Va 6-21 Sikes	8.17.2007			8.17.2009		

3/ To be completed at the end of the program year.

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

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

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
Va 6-22						
North Wellington	8.17.2007			8.17.2009		
HA-Wide	8.17.2007			8.17.2009		

3/ To be completed at the end of the program year.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2010)

HA Name: **Norfolk Redevelopment and Housing Authority**
 Comprehensive Grant Number: **VA36P00650106**
 FFY of Grant Approval: **2006**

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending **12/31/07** Revised Annual Statement/Revision Number _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Total Estimated Cost Revised 1	Obligated	Total Actual Cost 2 Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements	\$275,000	\$165,072	\$138,162	\$85,728
4	1410 Administration	475,000	659,005	655,401	655,401
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	135,000	160,806	81,106	80,306
8	1440 Site Acquisition				
9	1450 Site Improvement	335,000	590,000	0	0
10	1460 Dwelling Structures	2,313,000	1,993,000	1,016,095	514,655
11	1465.1 Dwelling Equipment--Non-expendable	90,000	0	0	0
12	1470 Non-dwelling Structures	509,839	564,956	124,334	4,454
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1480 Replacement Reserve				
16	1482 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development	1,800,000	1,975,280	1,105,535	160,514
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	5,932,839	6,108,119	3,120,633	1,501,058
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security	100,000	75,000	0	0
24	Amount of line 20 Related to Energy Conservation Measures	900,000	510,000	0	0

Signature of Executive Director: *Shirley R. Montgomery by Charles D. Shaver* Date: 4/15/08
 Signature of Public Housing Director: _____ Date: _____

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 2 To be completed for the Performance and Evaluation Report.
 Page ____ of ____ Previous edition is obsolete form HUD-52837 (9/98) ref Handbook 7485.3

Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program

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

OMB Approval No. 2517-0157 (Rev. 7/31/95)
Status of Proposed Work (2)

Development Number/ HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide	Computer Systems	1408		\$23,000	\$23,000	\$16,874	\$16,874	
"	Youth Services	"		\$35,000	\$35,000	\$35,000	\$5,635	
"	Staff Training	"		\$30,000	\$3,783	\$2,669	\$2,669	
"	Resident Management	"		\$30,000	\$31,000	\$47,500	\$24,431	
"	Security	"		\$23,000	\$0	\$0	\$0	
"	Security	1475		\$0	\$0	\$0	\$0	
"	Learning Centers	1408		\$45,000	\$34,881	\$34,881	\$34,881	
"	Resident Management Interns	"		\$30,000	\$14,000	\$0	\$0	
"	Strategic Planning	"		\$35,000	\$0	\$0	\$0	
"	Preventative Maintenance	"		\$0	\$1,408	\$1,238	\$1,238	
"	Administration	1410		\$473,000	\$659,005	\$655,401	\$655,401	
"	Inspections	1430		\$23,000	\$20,806	\$20,806	\$20,806	
	Subtotal HA-Wide			\$925,000	\$894,883	\$864,369	\$811,935	
Tidewater S. Va 6-2	A&E Catholic Protection	1430		\$20,000	\$20,000	\$0	\$0	
	AC Window Release	1460		\$18,000	\$18,000	\$0	\$0	
	Security Screens	1460		\$23,000	\$25,000	\$0	\$0	
	Kitchens	1460		\$60,000	\$60,000	\$60,000	\$38,402	
	Tile	1460		\$60,000	\$60,000	\$60,000	\$23,538	
	Energy Improvements	1460		\$23,000	\$11,924	\$11,924	\$11,924	
	Subtotal			\$708,000	\$194,994	\$131,994	\$78,934	
Motion Va 6-5	Catholic Protection	1450		\$45,000	\$0	\$0	\$0	
	AC Window Release	1460		\$12,000	\$12,000	\$0	\$0	
	Building Exterior	1460		\$15,000	\$15,000	\$0	\$0	
	Roofs	1460		\$80,000	\$0	\$0	\$0	
	Energy Improvements	1460		\$20,000	\$10,302	\$10,309	\$3,622	
	Subtotal			\$172,000	\$37,309	\$10,309	\$3,629	
Diggs Va 6-6	AC Window Release	1460		\$38,000	\$38,000	\$0	\$0	
	Kitchens	1460		\$150,000	\$150,000	\$150,000	\$104,925	
	Columns/Repairs	1460		\$20,000	\$28,000	\$20,000	\$17,430	
	Tile	1460		\$100,000	\$100,000	\$0	\$0	
	Energy Improvements	1460		\$25,000	\$25,491	\$25,491	\$10,986	
	Boiler Room	1470		\$104,413	\$153,530	\$124,334	\$4,454	
	Subtotal			\$437,413	\$493,021	\$319,825	\$137,795	
Grandy Va 6-8	AC Window Release	1460		\$28,000	\$28,000	\$0	\$0	
	Exterior Paint	1460		\$35,000	\$35,000	\$0	\$0	
	MOB Used for Development	1498		\$1,800,000	\$1,975,280	\$1,105,535	\$160,514	
	Energy Improvements	1460		\$0	\$20,528	\$20,528	\$8,918	
	Subtotal			\$1,863,000	\$2,058,878	\$1,126,133	\$169,432	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
Performance and Evaluation Report**
Part III: Supporting Pages
Capital Fund Program

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

OMB Approval No. 2512-0157 (Exp. 7/31/95)
Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Tidewater Va 6-9	A&E Cathodic Protection	1430		\$40,000	\$40,000	\$0	\$0	
	AC Window Release	1460		\$32,000	\$32,000	\$0	\$0	
	Security Screens	1460		\$50,000	\$50,000	\$0	\$0	
	Kitchens	1460		\$100,000	\$100,000	\$100,000	\$63,169	
	Tile	1460		\$100,000	\$100,000	\$100,000	\$41,943	
	Energy Improvements Subtotal	1460		\$50,000	\$25,386	\$25,386	\$3,986	
				\$372,000	\$347,386	\$225,386	\$109,098	
Young Va 6-10	Cathodic Protection	1450		\$250,000	\$550,000	\$0	\$0	
	Electrical Distribution	1450		\$40,000	\$40,000	\$0	\$0	
	AC Window Release	1460		\$33,000	\$35,000	\$0	\$0	
	Kitchens	1460		\$130,000	\$130,000	\$130,000	\$62,504	
	Tile	1460		\$125,000	\$125,000	\$125,000	\$60,971	
	Energy Improvements Subtotal	1460		\$50,000	\$50,890	\$50,890	\$24,430	
				\$650,000	\$930,890	\$305,890	\$147,905	
Calvert Va 6-11	AC Window Release	1460		\$25,000	\$25,000	\$0	\$0	
	Energy Improvements	1460		\$40,000	\$21,237	\$21,237	\$10,691	
	A&E Porches	1430		\$0	\$10,300	\$10,300	\$9,500	
	Porch Repair	1460		\$0	\$60,600	\$1,095	\$1,095	
	Dranges	4600		\$20,000	\$0	\$0	\$0	
	Subtotal				\$155,000	\$135,137	\$32,632	\$21,286
Oakleaf Va 6-12	Column Repairs	1460		\$60,000	\$60,000	\$60,000	\$3,045	
	Heat Exchanges & AC	1460		\$300,000	\$0	\$0	\$0	
	Energy Improvements	1460		\$0	\$15,524	\$15,524	\$6,683	
	Subtotal				\$360,000	\$75,524	\$75,524	\$11,728
Partree Va 6-18	TV Riller	1470		\$2,926	\$2,926	\$0	\$0	
	Elevator Door Rollers	1470		\$7,500	\$7,500	\$0	\$0	
	Energy Improvements	1460		\$0	\$5,886	\$5,886	\$2,274	
	Subtotal				\$10,426	\$17,312	\$5,886	\$2,974

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Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Program Administrator

**Annual Statement /
 Performance and Evaluation Report
 Part III: Supporting Pages
 Capital Fund Program**

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

OMB Approval No 2577-0157 (Rev. 7/21/93)
 Status of Proposed Work (2)

Development Number/ HA-Write Address	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Huntsquare VA 6-19	Exterior Paint	1460		\$30,000	\$30,000	\$0	\$0	
	Interior Paint	1460		\$55,000	\$55,000	\$0	\$0	
	Energy Improvements	1460		\$0	\$5,497	\$5,497	\$2,346	
	Replace Unit Heat Exchangers	1460		\$300,000	\$300,000	\$0	\$0	
	Cooling Tower	1470		\$40,000	\$40,000	\$0	\$0	
	Boiler Room Renovation	1470		\$350,000	\$350,000	\$0	\$0	
	Subtotal			\$775,000	\$780,497	\$5,497	\$2,346	
Bobhill VA 6-20	Energy Improvements	1460		\$0	\$5,074	\$5,074	\$2,222	
	Subtotal			\$0	\$5,074	\$5,074	\$2,222	
Sykes VA 6-21	Roof	1460		\$40,000	\$40,000	\$0	\$0	
	Energy Improvements	1460		\$0	\$5,074	\$5,074	\$2,196	
	Subtotal			\$40,000	\$45,074	\$5,074	\$2,196	
North Wellington VA 6-22	Roof	1460		\$80,000	\$80,000	\$0	\$0	
	Subtotal			\$80,000	\$80,000	\$0	\$0	
Franklin Arms VA 6-25	Elevator Hydraulic Control	1470		\$5,000	\$5,000	\$0	\$0	
	Energy Improvements	1460		\$0	\$6,040	\$6,040	\$2,578	
	Subtotal			\$5,000	\$11,040	\$6,040	\$2,578	
	Total Programmed Work			\$932,839	\$6,108,119	\$3,120,533	\$1,501,058	

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(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
Va 6-2 Tidewater Gardens South	7.17.2008			7.17.2010		
Va 6-5 Malton	7.17.2008			7.17.2010		
Va 6-6 Diggs Town	7.17.2008			7.17.2010		
Va 6-8 Grandy Village	7.17.2008			7.17.2010		
Va 6-9 Tidewater Gardens North	7.17.2008			7.17.2010		
Va 6-10 Young Terrace	7.17.2008			7.17.2010		
Va 6-11 Calvert Square	7.17.2008			7.17.2010		
Va 6-12 Oakleaf Forest	7.17.2008			7.17.2010		
Va 6-18 Partrae	7.17.2008			7.17.2010		
Va 6-19 Huntersquare	7.17.2008			7.17.2010		
Va 6-20 Bobblitt	7.17.2008			7.17.2010		
Va 6-21 Sykes	7.17.2008			7.17.2010		

3/ To be completed at the end of the program year.

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

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

Development Number/ Name HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
Va 6-22 North Wellington	7.17.2008			7.17.2010		
VAG-25 Franklin Arms	7.17.2008			7.17.2010		
HA-Wide	7.17.2008			7.17.2010		

3/ To be completed at the end of the program year.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2010)

HA Name Norfolk Redevelopment and Housing Authority Comprehensive Grant Number VA36R000650106 FFY of Grant Approval 2006

Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending 12/31/07 Revised Annual Statement/Revision Number _____
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original Total Estimated Cost	Revised 1	Obligated Total Actual Cost 2	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1480 Replacement Reserve				
16	1482 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development		\$245,963		
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)		\$245,963		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director _____ Date _____ Signature of Public Housing Director _____ Date _____

Shirley A. Montgomery by *Clara M. Spruvel* 4/15/08

1 To be completed for the Performance and Evaluation Report or a Revised Annual Statement. Page ____ of ____
 2 To be completed for the Performance and Evaluation Report. Previous edition is obsolete. form HUD-52837 (9/98) ref Handbook 7485.3

**Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program**

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

OMB Approval No 2577-0197 (Exp. 7/31/93)
Status of Proposed Work (2)

Development Number/ Home HA-VI/6 Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Motion VA6-5	Replacement Housing	1498		\$245,963	\$0	\$0	\$0	
	Subtotal			\$245,963	\$0	\$0	\$0	
	Total Programmed Work			\$245,963	\$0	\$0	\$0	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2010)

HA Name
 Norfolk Redevelopment and Housing Authority

Comprehensive Grant Number
 VA36P00650107

FY of Grant Approval
 2007

Original Annual Statement
 Performance and Evaluation Report for Program Year Ending 12/31/07

Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost ²	
		Original	Revised ¹	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	\$ 80,000	\$ 80,000	0	0
3	1408 Management Improvements	\$275,000	\$275,000	\$40,881	\$5,110
4	1410 Administration	512,033	531,833	430,821	61,620
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	682,000	602,200	200,043	5,654
8	1440 Site Acquisition				
9	1450 Site Improvement	868,500	1,028,500	0	0
10	1460 Dwelling Structures	2,380,500	2,280,500	0	0
11	1465.1 Dwelling Equipment--Non-expendable	112,000	112,000	0	0
12	1470 Non-dwelling Structures	60,000	60,000	0	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development	1,174,000	1,174,000	0	0
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)	6,144,033	6,144,033	671,745	72,384
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance	100,000	100,000	0	0
23	Amount of line 20 Related to Security	105,000	105,000	0	0
24	Amount of line 20 Related to Energy Conservation Measures	610,000	535,000	0	0

Signature of Executive Director

Date

Signature of Public Housing Director

Date

Shirley R. Montgomery by *Clara K. [Signature]* 4/15/08

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

**Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program**

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

OMB Approval No 2517-0157 (Rev. 7/11/93)
Status of Proposed Work (2)

Development Number/ HA-Wide Activities	General Description of Major Work Category	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
HA-Wide / 195	TCB Developer Security	1406		\$80,000	\$80,000			
"	Learning Centers	1408		\$25,000	\$25,000	\$40,881	\$5,110	
"	Staff Training	1408		\$45,000	\$45,000			
"	Youth Services	1408		\$30,000	\$30,000			
"	DP Software	1408		\$35,000	\$35,000			
"	Resident Management	1408		\$25,000	\$25,000			
"	Resident Management Interns	1408		\$50,000	\$50,000			
"	Strategic Planning	1408		\$30,000	\$30,000			
"	Inspections	1430		\$35,000	\$35,000			
"	Admin Salary - Tech	1430		\$75,000	\$75,000	\$200,000	\$5,611	
"	Admin Salary - Non-Tech	1410		\$242,000	\$222,200	\$418,307	\$49,106	
"	Fringe Benefits	1410		\$412,033	\$419,800	\$12,514	\$12,314	
"		1410		\$100,000	\$112,023			
	Subtotal HA-Wide			\$1,184,033	\$1,184,033	\$671,702	\$72,341	
Tidewater S&N / 180	A&E Gas Line Design	1430		\$60,000	\$60,000	\$0	\$0	
VA 6-2	Sewer Repairs	1450		\$60,000	\$0			
	Catholic Protection	1450		\$300,000	\$520,000			
	Site Concrete	1450		\$15,000	\$15,000			
	Kitchens	1460		\$100,000	\$75,000			
	Tile	1460		\$75,000	\$75,000			
	Energy Improvements	1460		\$25,000	\$0			
	Subtotal Tidewater			\$685,000	\$685,000	\$0	\$0	
Motion / 183	Landscaps	1450		\$20,000	\$20,000			
VA 6-5	Site Concrete	1450		\$9,500	\$8,500			
	Kitchens	1460		\$45,000	\$45,000			
	Building Exterior	1460		\$15,000	\$15,000			
	Front Doors	1460		\$85,000	\$85,000			
	Energy Improvements	1460		\$20,000	\$20,000			
	Boiler Controls	1470		\$45,000	\$45,000			
	Development Activities	1499		\$1,000,000	\$1,000,000			
	Subtotal Motion			\$1,238,500	\$1,238,500	\$0	\$0	
Diggs / 184	Landscaps/Playgrounds	1450		\$50,000	\$50,000			
VA 6-6	Site Concrete	1450		\$20,000	\$20,000			
	Kitchens	1460		\$100,000	\$100,000			
	Column Repairs	1460		\$20,000	\$20,000			
	Tile	1460		\$100,000	\$100,000			
	Exterior Paint	1460		\$40,000	\$40,000			
	Energy Improvements	1460		\$25,000	\$25,000			
	Subtotal Diggs			\$355,000	\$355,000	\$0	\$0	

(1) To be completed for the Performance and Evaluation Report of a Revised Annual Statement

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Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
Performance and Evaluation Report
Part II:
Supporting Pages
Capital Fund Program**

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

OMB Approval No. 2512-0157 (Rev. 7/21/95)
Status of Proposed Work (3)

Development Number/ HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Grandy / 186 VA 6-8	Landscape Site Concrete Exterior Painting Development Activities	1430		\$40,000	\$40,000			
		1450		\$20,000	\$20,000			
		1460		\$40,000	\$40,000			
		1499		\$174,000	\$174,000			
					\$774,000	\$774,000	\$0	\$0
Young / 188 VA 6-10	A&E Infrastructure Landscape Site Concrete 504 Compliance H/C Kitchens Tile Energy Improvements	1430		\$240,000	\$240,000			
		1450		\$20,000	\$20,000			
		1450		\$35,000	\$35,000			
		1460		\$65,000	\$65,000			
		1460		\$130,000	\$130,000			
				\$125,000	\$125,000			
				\$50,000	\$50,000			
				\$112,000	\$112,000			
				\$665,000	\$665,000	\$0	\$0	
Cairvet / 189 VA 6-11	Landscape Site Concrete Kitchens Porch/Column Repairs Tile Exterior Painting Energy Improvements Ranges	1450		\$10,000	\$10,000			
		1450		\$25,000	\$25,000			
		1460		\$75,000	\$75,000			
		1460		\$40,000	\$40,000			
		1460		\$50,000	\$50,000			
				\$40,000	\$40,000			
				\$112,000	\$112,000			
				\$402,000	\$402,000	\$0	\$0	
Oakleaf / 190 VA 6-12	A&E Gas Lines A&E Site Improvements Ice/ence Repairs Gas Risers Landscape Site Concrete Porch/Column Repairs Exterior Painting Energy Improvements Scout House Repairs	1430		\$15,000	\$15,000			
		1430		\$50,000	\$50,000			
		1450		\$30,000	\$30,000			
		1450		\$45,000	\$45,000			
		1450		\$50,000	\$50,000			
		1450		\$20,000	\$20,000			
		1460		\$60,000	\$60,000			
		1460		\$35,000	\$35,000			
		1460		\$10,000	\$10,000			
		1470		\$15,000	\$15,000			
				\$330,000	\$330,000	\$43	\$43	

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Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
Performance and Evaluation Report**
Part II:
Supporting Pages
Capital Fund Program

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

OMB Approval No 2577-0157 (Exp. 7/31/95)
Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Paritra / 191 VA 6-18	Landscaping	1450		\$15,000	\$15,000			
	Door Hardware (Wing)	1460		\$30,000	\$50,000			
	Painting Common Areas	1460		\$40,000	\$40,000			
	Upgrade Common Areas	1460		\$15,000	\$15,000			
	Window Replacement/Cleaning	1460		\$15,000	\$15,000			
	Elevator Door Rollers	1460		\$7,500	\$7,500			
Subtotal Paritra				\$142,500	\$142,500	\$0	\$0	
Hunterquare / 192 VA 6-19	Landscaping	1450		\$10,000	\$10,000			
	Common Areas	1460		\$15,000	\$15,000			
	Pressure Wash Building	1460		\$20,000	\$20,000			
	Security/Fire Alarm Upgrades	1460		\$80,000	\$80,000			
	504 Compliance H/C	1460		\$35,000	\$35,000			
	Window Replacement/Glazing	1460		\$15,000	\$15,000			
	Interior Painting	1460		\$85,000	\$55,000			
	Roofing	1460		\$100,000	\$100,000			
	Energy Improvements	1460		\$50,000	\$50,000			
	Subtotal Hunterquare				\$380,000	\$380,000	\$0	\$0
Bobbit / 193 VA 6-20	Landscaping	1450		\$10,000	\$10,000			
	Site Concrete	1450		\$15,000	\$15,000			
	Common Areas	1460		\$30,000	\$30,000			
Sykes / 194 VA 6-21	Door Hardware	1460		\$10,000	\$10,000			
	Window Replacement/Glazing	1460		\$15,000	\$15,000			
	Subtotal Bobbit	1460		\$100,000	\$100,000	\$0	\$0	
	Landscaping	1450		\$10,000	\$10,000			
N. Wellington / 196 VA 6-22	Common Areas	1460		\$15,000	\$15,000			
	HVAC Units for Apartments	1460		\$168,000	\$168,000			
	Window Replacement/Glazing	1460		\$15,000	\$15,000			
	Energy Improvements	1460		\$15,000	\$15,000			
	Subtotal Sykes	1460		\$223,000	\$223,000	\$0	\$0	
	Landscaping	1450		\$10,000	\$10,000			
Scattered Sites / 198 VA 6-24	Site Concrete	1450		\$20,000	\$20,000			
	Window Replacement/Glazing	1460		\$10,000	\$10,000			
	Roofs	1460		\$40,000	\$40,000			
	Exterior Painting	1460		\$20,000	\$20,000			
	Subtotal N. Wellington	1460		\$100,000	\$100,000	\$0	\$0	
Franklin Arms / 197 VA 6-25	Windows	1460		\$15,000	\$15,000			
	Roofs	1460		\$15,000	\$15,000			
	Exterior Painting	1460		\$15,000	\$15,000			
Subtotal Scattered Sites				\$45,000	\$45,000	\$0	\$0	
Total Programmed Work	Landscaping	1450		\$10,000	\$10,000			
	Common Areas	1460		\$10,000	\$10,000			
	Subtotal Franklin Arms	1460		\$20,000	\$20,000	\$0	\$0	
Total Programmed Work				\$6,144,033	\$6,144,033	\$671,745	\$72,384	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Capital Fund Program**

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

Development Number/ HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
Va 6-2 Tidewater Gardens	9.13.2009			9.13.2011		
Va 6-5 Moton	9.13.2009			9.13.2011		
Va 6-6 Diggs Town	9.13.2009			9.13.2011		
Va 6-8 Grandy Village	9.13.2009			9.13.2011		
Va 6-10 Young Terrace	9.13.2009			9.13.2011		
Va 6-11 Calvert Square	9.13.2009			9.13.2011		
Va 6-12 Oakleaf Forest	9.13.2009			9.13.2011		
Va 6-18 Partea	9.13.2009			9.13.2011		
Va 6-19 Hintersquare	9.13.2009			9.13.2011		
Va 6-20 Bobbit	9.13.2009			9.13.2011		

3/ To be completed at the end of the program year.

**Annual Statement /
Performance and Evaluation Report
Part III: Implementation Schedule
Comprehensive Grant Program (CGP)**

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

Development Number/ HA-Wide Activities	Funds Obligated End of Quarter			Funds Expended End of Quarter		
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)
Va 6-21 Sykes	9.13.2009			9.13.2011		
Va 6-22 North Wellington	9.13.2009			9.13.2011		
Va 6-24 Scattered Sites	9.13.2009			9.13.2011		
Va 6-25 Franklin Arms	9.13.2009			9.13.2011		
HA-Wide	9.13.2009			9.13.2011		

3/ To be completed at the end of the program year.

Annual Statement / Performance and Evaluation Report
 Comprehensive Grant Program (CGP) Part I: Summary

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

OMB Approval No. 2577-0157
 (exp. 3/31/2010)

HA Name: Norfolk Redevelopment and Housing Authority Comprehensive Grant Number: VA36R00650107 FFY of Grant Approval: 2007

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending 12/31/07 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original Total Estimated Cost	Revised 1	Obligated Total Actual Cost 2	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Non-expendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development		\$389,203		
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant (Sum of lines 2-19)		\$389,203		
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Compliance				
23	Amount of line 20 Related to Security				
24	Amount of line 20 Related to Energy Conservation Measures				

Signature of Executive Director: Shunt A. Montgomery by Cleve S. Howard Date: 4/15/08 Signature of Public Housing Director: _____ Date: _____

**Annual Statement /
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund Program**

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

OMB Approval No. 2537-0157 (Rev. 7/31/93)
Status of Proposed Work (2)

Development Number/ Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Molon VA6-S	Replacement Housing	1498		\$389,203		\$0	\$0	
	Subtotal			\$389,203	\$0	\$0	\$0	
	Total Programmed Work			\$389,203	\$0	\$0	\$0	

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement

(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date

Signature of Public Housing Director or Office of Native American Programs Administrator

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary

2003

HA Name **Norfolk Redevelopment & Hsg. Authority**

Submission (mark one)
 Original Annual Statement
 Performance & Evaluation for Program Year Ending 12-31-07

Revised Annual Statement / Revision No. _____

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	394,091.36	394,091.36
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	3,625,306.59	3,625,306.59
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	3,231,215.23	3,231,215.23
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	3,500,000.00	3,500,000.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		268,784.77

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

	Column 1 Original	Estimated Cost Column 2 Revised	Actual Cost Column 3 Expended
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs			151,116.82
7. 1440 Site Acquisition			
8. 1450 Sites Improvement			1,565,573.34
9. 1460 Dwelling Structures			1,536,872.40
10. 1465 Dwelling Equipment -Nonexpendable			
11. 1470 Nondwelling Structures			312,171.54
12. 1475 Nondwelling Equipment			
13. 1485 Demolition			
14. 1495 Relocation Costs			59,572.49
15. 1498 Mod Used for Development			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)			3,625,306.59
17. 1420.7 Replacement Reserve Interest Income			(394,091.36)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)			3,231,215.23
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

[Handwritten Signature]

6.30.08

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
 Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <i>1/</i>
			Original	Revised <i>1/</i>	Funds Obligated <i>1/</i>	Funds Expended <i>1/</i>	
Grandy 186 VA6-8	A & E Design	1430	151,116.82	151,116.82	151,116.82	151,116.82	Completed
	Site Improvements	1450	1,565,573.34	1,565,573.34	1,565,573.34	1,565,573.34	Completed
	Dwelling Structures	1460	13,327.92	13,327.92	13,327.92	13,327.92	Completed
	Nondwelling Structures	1470	312,171.54	312,171.54	312,171.54	312,171.54	Completed
	Relocation	1495	59,572.49	59,572.49	59,572.49	59,572.49	Completed
	Subtotal		<u>2,101,762.11</u>	<u>2,101,762.11</u>	<u>2,101,762.11</u>	<u>2,101,762.11</u>	
Young 188 VA6-10	Dwelling Structures	1460	1,293,260.74	1,293,260.74	1,293,260.74	1,293,260.74	Completed
	Subtotal		<u>1,293,260.74</u>	<u>1,293,260.74</u>	<u>1,293,260.74</u>	<u>1,293,260.74</u>	
Oakleaf 190 VA6-12	Dwelling Structures	1460	230,283.74	230,283.74	230,283.74	230,283.74	Work in progress
	Subtotal		<u>230,283.74</u>	<u>230,283.74</u>	<u>230,283.74</u>	<u>230,283.74</u>	
Partrea 191 VA6-18	Dwelling Structures	1460	5,000.00	5,000.00	5,000.00	-0-	Work in progress
	Subtotal		<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>-0-</u>	
-	UNASSIGNED	-	263,784.77	-0-	-0-	-0-	
	Subtotal		<u>263,784.77</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	
	TOTAL PROGRAM WORK		3,894,091.36	3,630,306.59	3,630,306.59	3,625,306.59	

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not tend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1; also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date; e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TIR rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expended funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. **Note:** If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal \$10,000

Line 17 - Replacement Reserve Interest Income (500)

Line 18 - Net Withdrawal from Replacement Reserve. \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nonswelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary 2003

HA Name Norfolk Redevelopment & Hsg. Authority

Submission (mark one) Original Annual Statement Performance & Evaluation for Program Year Ending 12-31-07

Revised Annual Statement / Revision No. _____

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
	Column 1 Original	Column 2 Revised
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	394,091.36	394,091.36
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	3,625,306.59	3,625,306.59
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	3,231,215.23	3,231,215.23
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	3,500,000.00	3,500,000.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		268,784.77
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

	Estimated Cost	Actual Cost
	Column 1 Original	Column 3 Expended
1. Reserved		
2. 1406 Operations		
3. 1408 Management Improvements		
4. 1410 Administration		
5. 1415 Liquidated Damages		
6. 1430 Fees and Costs		151,116.82
7. 1440 Site Acquisition		
8. 1450 Sites Improvement		
9. 1460 Dwelling Structures		1,565,573.34
10. 1465 Dwelling Equipment -Nonexpendable		1,536,872.40
11. 1470 Nondwelling Structures		312,171.54
12. 1475 Nondwelling Equipment		
13. 1485 Demolition		
14. 1495 Relocation Costs		59,572.49
15. 1498 Mod Used for Development		
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)		3,625,306.59
17. 1420.7 Replacement Reserve Interest Income		(394,091.36)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)		3,231,215.23
19. Amount of line 16 related to LBP Activities		
20. Amount of line 16 related to Section 504 Compliance		
21. Amount of line 16 related to Emergencies		

Signature of the Executive Director [Signature] Date 6.30.08

Signature of the Field Office Manager _____ Date _____

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised 1/	Funds Obligated 1/	Total Actual Cost Funds Expended 1/	Status of Proposed Work 1/
Grandy 186 VA6-8	A & E Design	1430	151,116.82	151,116.82	151,116.82	151,116.82	Completed
	Site Improvements	1450	1,565,573.34	1,565,573.34	1,565,573.34	1,565,573.34	Completed
	Dwelling Structures	1460	13,327.92	13,327.92	13,327.92	13,327.92	Completed
	Nondwelling Structures Relocation	1470 1495	312,171.54 59,572.49	312,171.54 59,572.49	312,171.54 59,572.49	312,171.54 59,572.49	Completed
	Subtotal		<u>2,101,762.11</u>	<u>2,101,762.11</u>	<u>2,101,762.11</u>	<u>2,101,762.11</u>	Completed
Young 188 VA6-10	Dwelling Structures	1460	1,293,260.74	1,293,260.74	1,293,260.74	1,293,260.74	Completed
	Subtotal		<u>1,293,260.74</u>	<u>1,293,260.74</u>	<u>1,293,260.74</u>	<u>1,293,260.74</u>	Completed
Oakleaf 190 VA6-12	Dwelling Structures	1460	230,283.74	230,283.74	230,283.74	230,283.74	Work in progress
	Subtotal		<u>230,283.74</u>	<u>230,283.74</u>	<u>230,283.74</u>	<u>230,283.74</u>	Work in progress
Partrea 191 VA6-18	Dwelling Structures	1460	5,000.00	5,000.00	5,000.00	5,000.00	Work in progress
	Subtotal		<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	Work in progress
-	UNASSIGNED	-	263,784.77	-0-	-0-	-0-	
	Subtotal		<u>263,784.77</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	
	TOTAL PROGRAM WORK		3,894,091.36	3,630,306.59	3,630,306.59	3,625,306.59	

1/ To be completed at the end of the program year.

Page ___ of ___

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1; also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date; e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TIR rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expend funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. **Note:** If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal\$10,000

Line 17 - Replacement Reserve Interest Income (500)

Line 18 - Net Withdrawal from Replacement Reserve. \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nondwelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary

HA Name

Norfolk Redevelopment & Hsg. Authority

Submission (mark one)

Original Annual Statement
 Performance & Evaluation for Program Year Ending 12-31-07

Revised Annual Statement / Revision No. _____

2003

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	394,091.36	394,091.36
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	3,625,306.59	3,625,306.59
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	3,231,215.23	3,231,215.23
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	3,500,000.00	3,500,000.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		268,784.77

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

	Column 1 Original	Estimated Cost Column 2 Revised	Actual Cost Column 3 Expended
Summary by Account (6200 subaccount)			
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs			
7. 1440 Site Acquisition			151,116.82
8. 1450 Sites Improvement			
9. 1460 Dwelling Structures			1,565,573.34
10. 1465 Dwelling Equipment -Nonexpendable			1,536,872.40
11. 1470 Nondwelling Structures			
12. 1475 Nondwelling Equipment			312,171.54
13. 1485 Demolition			
14. 1495 Relocation Costs			59,572.49
15. 1498 Mod Used for Development			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)			3,625,306.59
17. 1420.7 Replacement Reserve Interest Income			(394,091.36)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)			3,231,215.23
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

[Handwritten Signature]

6.30.08

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
 Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost Original	Revised <u>1/</u>	Total Actual Cost Funds Obligated <u>1/</u>	Funds Expended <u>1/</u>	Status of Proposed Work <u>1/</u>
Grandy 186 VA6-8	A & E Design	1430	151,116.82	151,116.82	151,116.82	151,116.82	Completed
	Site Improvements	1450	1,565,573.34	1,565,573.34	1,565,573.34	1,565,573.34	Completed
	Dwelling Structures	1460	13,327.92	13,327.92	13,327.92	13,327.92	Completed
	Nondwelling Structures	1470	312,171.54	312,171.54	312,171.54	312,171.54	Completed
	Relocation	1495	59,572.49	59,572.49	59,572.49	59,572.49	Completed
	Subtotal		<u>2,101,762.11</u>	<u>2,101,762.11</u>	<u>2,101,762.11</u>	<u>2,101,762.11</u>	
Young 188 VA6-10	Dwelling Structures	1460	1,293,260.74	1,293,260.74	1,293,260.74	1,293,260.74	Completed
	Subtotal		<u>1,293,260.74</u>	<u>1,293,260.74</u>	<u>1,293,260.74</u>	<u>1,293,260.74</u>	
Oakleaf 190 VA6-12	Dwelling Structures	1460	230,283.74	230,283.74	230,283.74	230,283.74	Work in progress
	Subtotal		<u>230,283.74</u>	<u>230,283.74</u>	<u>230,283.74</u>	<u>230,283.74</u>	
Partrea 191 VA6-18	Dwelling Structures	1460	5,000.00	5,000.00	5,000.00	-0-	Work in progress
	Subtotal		<u>5,000.00</u>	<u>5,000.00</u>	<u>5,000.00</u>	<u>-0-</u>	
-	UNASSIGNED	-	263,784.77	-0-	-0-	-0-	
	Subtotal		<u>263,784.77</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	
	TOTAL PROGRAM WORK		3,894,091.36	3,630,306.59	3,630,306.59	3,625,306.59	

J/ To be completed at the end of the program year.

Page ___ of ___

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1; also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date; e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TII rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdraw/expend funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. **Note:** If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal: \$10,000

Line 17 - Replacement Reserve Interest Income: (500)

Line 18 - Net Withdrawal from Replacement Reserve: \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nondwelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary

2004

HA Name: Norfolk Redevelopment & Hsg. Authority

Submission (mark one)
 Original Annual Statement
 Performance & Evaluation for Program Year Ending 12-31-07
 Revised Annual Statement / Revision No. _____

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	\$ 257,319.09	\$ 257,319.09
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	3,109,512.81	3,109,512.81
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	2,852,193.72	2,852,193.72
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	3,343,069.00	3,343,069.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		490,875.28

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

	Column 1 Original	Estimated Cost	Column 2 Revised	Column 3 Expended
1. Reserved				
2. 1406 Operations				
3. 1408 Management Improvements				
4. 1410 Administration				
5. 1415 Liquidated Damages				
6. 1430 Fees and Costs				24,563.56
7. 1440 Site Acquisition				
8. 1450 Sites Improvement				1,172,179.61
9. 1460 Dwelling Structures				927,543.08
10. 1465 Dwelling Equipment - Nonexpendable				978,487.07
11. 1470 Nondwelling Structures				
12. 1475 Nondwelling Equipment				6,739.49
13. 1485 Demolition				
14. 1495 Relocation Costs				
15. 1498 Mod Used for Development				
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)				3,109,512.81
17. 1420.7 Replacement Reserve Interest Income				(257,319.09)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)				2,852,193.72
19. Amount of line 16 related to LBP Activities				
20. Amount of line 16 related to Section 504 Compliance				
21. Amount of line 16 related to Emergencies				

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

[Handwritten Signature]

6.30.08

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
 Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Original	Revised \downarrow	Total Actual Funds Obligated \downarrow	Funds Expended \downarrow	Status of Proposed Work \downarrow
Diggs 184 VA6-6	Nondwelling Structures Subtotal	1470	619,590.54 <u>619,590.54</u>	619,590.54 619,590.54	619,590.54 619,590.54	591,698.04 591,698.04	Work in progress
Grandy 186 VA6-8	A & E Design Site Improvements Dwelling Structures Nondwelling Structures Nondwelling Equipment Subtotal	1430 1450 1460 1470 1475	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	Completed Completed Completed Completed Completed
Oakleaf 190 VA6-12	Dwelling Structures Subtotal	1460	1,261,281.73 <u>1,261,281.73</u>	1,261,281.73 1,261,281.73	1,261,281.73 1,261,281.73	920,110.05 920,110.05	Work in progress
Bobbitt 193 VA6-20	Nondwelling Structures Subtotal	1470	380,467.16 <u>380,467.16</u>	380,467.16 380,467.16	380,467.16 380,467.16	352,921.16 352,921.16	Work in progress
-	UNASSIGNED Subtotal	-	94,265.10 <u>94,265.10</u>	-0- -0-	-0- -0-	-0- -0-	
	TOTAL PROGRAM WORK		3,600,388.09	3,506,122.99	3,506,122.99	3,109,512.81	

\downarrow To be completed at the end of the program year.

Page ___ of ___

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1; also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date; e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TII rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expended funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. Note: If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal \$10,000

Line 17 - Replacement Reserve Interest Income (500)

Line 18 - Net Withdrawal from Replacement Reserve. \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nondwelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for instructions and Public Reporting burden statement

Part I: Summary

2004

HA Name
Norfolk Redevelopment & Hsg. Authority

Submission (mark one)
 Original Annual Statement
 Performance & Evaluation for Program Year Ending 12-31-07
 Revised Annual Statement / Revision No. _____

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	\$ 257,319.09	\$ 257,319.09
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	3,109,512.81	3,109,512.81
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	2,852,193.72	2,852,193.72
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	3,343,069.00	3,343,069.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		490,875.28
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

	Column 1 Original	Estimated Cost Column 2 Revised	Actual Cost Column 3 Expended
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs			24,563.56
7. 1440 Site Acquisition			
8. 1450 Sites Improvement			1,172,179.61
9. 1460 Dwelling Structures			927,543.08
10. 1465 Dwelling Equipment - Nonexpendable			978,487.07
11. 1470 Nondwelling Structures			
12. 1475 Nondwelling Equipment			6,739.49
13. 1485 Demolition			
14. 1495 Relocation Costs			
15. 1498 Mod Used for Development			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)			3,109,512.81
17. 1420.7 Replacement Reserve Interest Income			(257,319.09)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)			2,852,193.72
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

[Handwritten Signature]

6.30.08

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Original	Revised \downarrow	Total Actual Funds Obligated \downarrow	Total Actual Funds Expended \downarrow	Status of Proposed Work \downarrow
Diggs 184 VA6-6	Nondwelling Structures Subtotal	1470	619,590.54 619,590.54	619,590.54 619,590.54	619,590.54 619,590.54	591,698.04 591,698.04	Work in progress
Grandy 186 VA6-8	A & E Design Site Improvements Dwelling Structures Nondwelling Structures Nondwelling Equipment Subtotal	1430 1450 1460 1470 1475	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 1,244,783.56	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 1,244,783.56	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 1,244,783.56	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 1,244,783.56	Completed Completed Completed Completed Completed
Oakleaf 190 VA6-12	Dwelling Structures Subtotal	1460	1,261,281.73 1,261,281.73	1,261,281.73 1,261,281.73	1,261,281.73 1,261,281.73	920,110.05 920,110.05	Work in progress
Bobbitt 193 VA6-20	Nondwelling Structures Subtotal	1470	380,467.16 380,467.16	380,467.16 380,467.16	380,467.16 380,467.16	352,921.16 352,921.16	Work in progress
-	UNASSIGNED Subtotal	-	94,265.10 94,265.10	-0- -0-	-0- -0-	-0- -0-	
	TOTAL PROGRAM WORK		3,600,388.09	3,506,122.99	3,506,122.99	3,109,512.81	

\downarrow To be completed at the end of the program year.

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CDP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1; also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date, e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TII rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expenditure funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. Note: If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal \$10,000

Line 17 - Replacement Reserve Interest Income (500)

Line 18 - Net Withdrawal from Replacement Reserve. \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nonswelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary

HA Name

Norfolk Redevelopment & Hsg. Authority

Submission (mark one)

Original Annual Statement Performance & Evaluation for Program Year Ending 12-31-07

Revised Annual Statement / Revision No. _____

2004

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	\$ 257,319.09	\$ 257,319.09
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	3,109,512.81	3,109,512.81
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	2,852,193.72	2,852,193.72
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	3,343,069.00	3,343,069.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		490,875.28

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

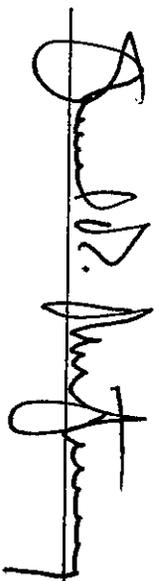
	Column 1 Original	Estimated Cost Column 2 Revised	Actual Cost Column 3 Expended
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs			24,563.56
7. 1440 Site Acquisition			
8. 1450 Sites Improvement			1,172,179.61
9. 1460 Dwelling Structures			927,543.08
10. 1465 Dwelling Equipment -Nonexpendable			
11. 1470 Nondwelling Structures			978,487.07
12. 1475 Nondwelling Equipment			6,739.49
13. 1485 Demolition			
14. 1495 Relocation Costs			
15. 1498 Mod Used for Development			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)			3,109,512.81
17. 1420.7 Replacement Reserve Interest Income			(257,319.09)
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)			2,852,193.72
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date



Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work <i>1/</i>
			Original	Revised <i>1/</i>	Funds Obligated <i>1/</i>	Funds Expended <i>1/</i>	
Diggs 184 VA6-6	Nondwelling Structures Subtotal	1470	619,590.54 <u>619,590.54</u>	619,590.54	619,590.54	591,698.04	Work in progress
Grandy 186 VA6-8	A & E Design Site Improvements Dwelling Structures Nondwelling Structures Nondwelling Equipment Subtotal	1430 1450 1460 1470 1475	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	24,563.56 1,172,179.61 7,433.03 33,867.87 6,739.49 <u>1,244,783.56</u>	Completed Completed Completed Completed Completed
Oakleaf 190 VA6-12	Dwelling Structures Subtotal	1460	1,261,281.73 <u>1,261,281.73</u>	1,261,281.73	1,261,281.73	920,110.05	Work in progress
Bobbitt 193 VA6-20	Nondwelling Structures Subtotal	1470	380,467.16 <u>380,467.16</u>	380,467.16	380,467.16	352,921.16	Work in progress
-	UNASSIGNED Subtotal	-	94,265.10 <u>94,265.10</u>	-0-	-0-	-0-	
	TOTAL PROGRAM WORK		3,600,388.09	3,506,122.99	3,506,122.99	3,109,512.81	

1/ To be completed at the end of the program year.

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGR funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1, also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date; e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TII rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expend funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. Note: If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal\$10,000

Line 17 - Replacement Reserve Interest Income (500)

Line 18 - Net Withdrawal from Replacement Reserve. \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nondwelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary

2005

HA Name: Norfolk Redevelopment & Hsg. Authority

Submission (mark one)
 Original Annual Statement
 Performance & Evaluation for Program Year Ending 12-31-07

Revised Annual Statement / Revision No. _____

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	\$ 31,139.09	\$ 31,139.09
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	209,465.00	209,465.00
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	178,325.91	178,325.91
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	772,911.00	772,911.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		594,585.09

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

	Estimated Cost		Actual Cost
	Column 1 Original	Column 2 Revised	
1. Reserved			
2. 1406 Operations			
3. 1408 Management Improvements			
4. 1410 Administration			
5. 1415 Liquidated Damages			
6. 1430 Fees and Costs			209,465.00
7. 1440 Site Acquisition			
8. 1450 Sites Improvement			
9. 1460 Dwelling Structures			
10. 1465 Dwelling Equipment -Nonexpendable			
11. 1470 Nondwelling Structures			
12. 1475 Nondwelling Equipment			
13. 1485 Demolition			
14. 1495 Relocation Costs			
15. 1498 Mod Used for Development			
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)			209,465.00
17. 1420.7 Replacement Reserve Interest Income			31,139.09
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)			178,325.91
19. Amount of line 16 related to LBP Activities			
20. Amount of line 16 related to Section 504 Compliance			
21. Amount of line 16 related to Emergencies			

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

[Handwritten Signature]

6.30.08

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
 Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Original	Revised 1/	Total Actual Obligated 1/	Total Actual Cost Funds Expended 1/	Status of Proposed Work 1/
Grandy 186 VA6-8	A & E Design	1430	\$505,338.40	\$505,338.40	\$505,338.40	\$209,465.00	Work in progress
	Subtotal		<u>505,338.40</u>	<u>505,338.40</u>	<u>505,338.40</u>	<u>209,465.00</u>	
-	UNASSIGNED	-	298,711.69	-0-	-0-	-0-	
	Subtotal		<u>298,711.69</u>	<u>-0-</u>	<u>-0-</u>	<u>-0-</u>	
	TOTAL PROGRAM WORK		\$804,050.09	\$505,338.40	\$505,338.40	\$209,465.00	

1/ To be completed at the end of the program year.

Page ___ of ___

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGR funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1; also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date; e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TIR rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expended funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. **Note:** If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal \$10,000

Line 17 - Replacement Reserve Interest Income (500)

Line 18 - Net Withdrawal from Replacement Reserve: \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nondwelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary

2005

HA Name: Norfolk Redevelopment & Hsg. Authority

Submission (mark one)
 Original Annual Statement
 Performance & Evaluation for Program Year Ending 12-31-07
 Revised Annual Statement / Revision No. _____

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.

	Estimated	Actual
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	\$ 31,139.09	\$ 31,139.09
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	209,465.00	209,465.00
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	178,325.91	178,325.91
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	772,911.00	772,911.00
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)		
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		594,585.09

Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.

	Column 1 Original	Estimated Cost	Column 2 Revised	Column 3 Expended
1. Reserved				
2. 1406 Operations				
3. 1408 Management Improvements				
4. 1410 Administration				
5. 1415 Liquidated Damages				
6. 1430 Fees and Costs				209,465.00
7. 1440 Site Acquisition				
8. 1450 Sites Improvement				
9. 1460 Dwelling Structures				
10. 1465 Dwelling Equipment -Nonexpendable				
11. 1470 Nondwelling Structures				
12. 1475 Nondwelling Equipment				
13. 1485 Demolition				
14. 1495 Relocation Costs				
15. 1498 Mod Used for Development				
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)				209,465.00
17. 1420.7 Replacement Reserve Interest Income				31,139.09
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)				178,325.91
19. Amount of line 16 related to LBP Activities				
20. Amount of line 16 related to Section 504 Compliance				
21. Amount of line 16 related to Emergencies				

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

Donald D. Hurforny

6.30.08

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
 Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Original	Revised ^{1/}	Total Actual ^{1/}	Funds Expended ^{1/}	Status of Proposed Work ^{1/}
Grandy 186 VA6-8	A & E Design Subtotal	1430	\$505,338.40 <u>505,338.40</u>	\$505,338.40 <u>505,338.40</u>	\$505,338.40 <u>505,338.40</u>	\$209,465.00 <u>209,465.00</u>	Work in progress
-	UNASSIGNED Subtotal	-	298,711.69 <u>298,711.69</u>	-0- <u>-0-</u>	-0- <u>-0-</u>	-0- <u>-0-</u>	
	TOTAL PROGRAM WORK		\$804,050.09	\$505,338.40	\$505,338.40	\$209,465.00	

^{1/} To be completed at the end of the program year.

Page ___ of ___

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not land itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1; also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date, e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TII rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expend funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. **Note:** If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal: \$10,000

Line 17 - Replacement Reserve Interest Income (500)

Line 18 - Net Withdrawal from Replacement Reserve: \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nondwelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

Annual Statement / Performance and Evaluation Report on Replacement Reserve Comprehensive Grant Program (CGP)

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

OMB Approval No. 2577-0157
(exp. 3/31/2010)

See page 3 for Instructions and Public Reporting burden statement

Part I: Summary

2005

HA Name **Norfolk Redevelopment & Hsg. Authority**

Submission (mark one)
 Original Annual Statement
 Performance & Evaluation for Program Year Ending 12-31-07

Revised Annual Statement / Revision No. _____

Section 1: Replacement Reserve Status Must be completed each year there is a balance in the replacement reserve.	Estimated	Actual	Section 2: Replacement Reserve Withdrawal Report Complete this section if there is withdrawal/expenditure activity.		
			Column 1 Original	Column 2 Revised	Column 3 Expended
1. Replacement Reserve Interest Earned (account 6200/1420.7; equals line 17 of section 2, below)	\$ 31,139.09	\$ 31,139.09			
2. Replacement Reserve Withdrawal (equals line 16 of section 2, below)	209,465.00	209,465.00			
3. Net Impact on Replacement Reserve (line 1 minus line 2; equals line 18 of section 2, below)	178,325.91	178,325.91			
4. Current FFY Funding for Replacement Reserve (line 15 of form HUD-52837)	772,911.00	772,911.00			
5. Replacement Reserve Balance at End of Previous Program Year (account 2830)					
6. Replacement Reserve Balance at End of Current Program Year (line 4 + line 5 + (or -) line 3) (account 2830)		594,585.09			
Summary by Account (6200 subaccount)					
1. Reserved					
2. 1406 Operations					
3. 1408 Management Improvements					
4. 1410 Administration					
5. 1415 Liquidated Damages					
6. 1430 Fees and Costs					
7. 1440 Site Acquisition		209,465.00			
8. 1450 Sites Improvement					
9. 1460 Dwelling Structures					
10. 1465 Dwelling Equipment -Nonexpendable					
11. 1470 Nondwelling Structures					
12. 1475 Nondwelling Equipment					
13. 1485 Demolition					
14. 1495 Relocation Costs					
15. 1498 Mod Used for Development					
16. Replacement Reserve Withdrawal (sum of lines 2 thru 15)		209,465.00			
17. 1420.7 Replacement Reserve Interest Income		() (31,139.09)			
18. Net Withdrawal from Replacement Reserve (line 16 minus line 17)		178,325.91			
19. Amount of line 16 related to LBP Activities					
20. Amount of line 16 related to Section 504 Compliance					
21. Amount of line 16 related to Emergencies					

Signature of the Executive Director

Date

Signature of the Field Office Manager

Date

[Handwritten Signature]

6.30.08

Annual Statement / Performance and Evaluation Report on Replacement Reserve
Part II: Supporting Pages
 Comprehensive Grant Program (CGP)

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

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Original	Total Estimated Revised 1/	Total Actual Obligated 1/	Total Actual Cost Funds Expended 1/	Status of Proposed Work 1/
Grandy 186 VA6-8	A & E Design Subtotal	1430	\$505,338.40 <u>505,338.40</u>	\$505,338.40 <u>505,338.40</u>	\$505,338.40 <u>505,338.40</u>	\$209,465.00 <u>209,465.00</u>	Work in progress
-	UNASSIGNED Subtotal	-	298,711.69 <u>298,711.69</u>	-0- <u>-0-</u>	-0- <u>-0-</u>	-0- <u>-0-</u>	
	TOTAL PROGRAM WORK		\$804,050.09	\$505,338.40	\$505,338.40	\$209,465.00	

1/ To be completed at the end of the program year.

Page ____ of ____

Public reporting burden for this collection of information is estimated to average 5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

This collection of information requires that each eligible grantee submit information to HUD regarding use of all or a portion of its annual formula grant for a replacement reserve. This information will be used by HUD to determine whether the replacement reserve established with CGP funds meets HUD requirements. Responses to the collection are required by Section 14(e)(3) and (4) of the U.S. Housing Act of 1937, as amended. The information requested does not lend itself to confidentiality.

Instructions for completing form HUD-52842, Annual Statement/Performance and Evaluation Report on Replacement Reserve

For the Performance and Evaluation Report:

The first report after a replacement reserve has been established is due by 9/30 of the FFY following approval of the Annual Statement establishing the reserve. Mark the box, Performance and Evaluation Report for Program Year Ending _____. Submit one form HUD-52842 annually with form HUD-52837, Annual Statement/Performance and Evaluation Report, as long as the HA maintains a balance in the replacement reserve or has withdrawal/expenditure activity from the replacement reserve. At the end of each program year (6/30), complete Part I, Section 1, also, complete Part I, Section 2, and Part II if there has been withdrawal/expenditure activity. Where the replacement reserve has been funded from more than one grant, submit one combined form HUD-52842.

For the Annual Statement:

Submit form HUD-52482 with Section 2 of Part I and Part II completed, for prior HUD approval where the HA plans to withdraw/expend funds from the replacement reserve.

Part I: Summary

HA Name - Enter the HA's name.

Type of Submission - Check the appropriate box to indicate whether the submission is the Original Annual Statement, the Revised Annual Statement (and revision number), or the Performance and Evaluation Report for Program Year Ending (enter date, e.g., 6/30/97).

Section 1 - Replacement Reserve Status:

Line 1 - Replacement Reserve Interest Earned (Account 6200/1420.7) - Enter the estimated amount of interest that the HA should have earned on the replacement reserve during the reporting period in the "Estimated" column. This amount should, at a minimum, equal interest at or above the operating budget TII rate (average 91-day Treasury Bill rate) for the reporting period (July 1 through June 30). If Section 2 is completed, this amount must equal Line 17, Column 1 (or 2, if applicable) of Section 2. Enter the actual interest earned during the reporting period in the "Actual" column. If Section 2 is completed, this amount must equal Line 17, Column 3 of Section 2.

Line 2 - Replacement Reserve Withdrawal - Enter the amount that was estimated to be withdrawn from the replacement reserve during the reporting period in the "Estimated" column. If Section 2 is completed, this amount must equal Line 16, Column 1 (or 2, if applicable) of Section 2. Enter the actual withdrawal amount in the "Actual" column. If Section 2 is completed, this amount must equal Line 16, Column 3 of Section 2.

Line 3 - Net Impact on Replacement Reserve - Enter the amount of Line 1 minus Line 2. If Section 2 is completed, this amount must equal Line 18, Column 3 of Section 2.

Line 4 - Current FFY Funding for Replacement Reserve - Enter the amount of the increase to the replacement reserve in the appropriate column. This amount must equal Line 15 of Part I of form HUD-52837 for the current FFY.

Line 5 - Replacement Reserve Balance at End of Previous Program Year - Enter the replacement reserve balance from the previous program year (Account 2830). This amount will be the same for the "Estimated" and "Actual" columns.

Line 6 - Replacement Reserve Balance at End of Current Program Year - Enter the sum of Lines 4 and 5, plus or minus Line 3. For the "Actual" column, the number entered must agree with the program year end closing balance of the replacement reserve.

Section 2 - Replacement Reserve Withdrawal Report

Once the replacement reserve has been established, prepare form HUD-52842 when the HA plans to withdraw funds from the reserve. Complete Section 2 of Part I and Part II and submit to HUD for approval. Complete this section for the annual Performance and Evaluation Report when the HA has withdrawn/expenditure funds from the reserve.

Line 1 - Reserved - Do not use at this time.

Lines 2 - 15 - Summary by Account

Column 1 - Original Estimated Cost -

For each line, enter the original current program year estimated cost for all work to be undertaken in a particular development account as a result of the withdrawal of funds from the replacement reserve.

Column 2 - Revised Estimated Cost -

For each line, enter any cost decrease or increase after initial approval by HUD. When the HA wishes to draw down additional funds from the reserve for expenditure activities, the HA shall reflect the cumulative dollar amount estimated to be expended and submit the form to HUD for approval. After HUD approves the revisions, the dollars in the revised column shall be reflected in the original column when the next Performance and Evaluation Report is submitted.

Column 3 - Expended Actual Cost -

For each line, enter the actual amount of funds expended as of the end of the program year (6/30). Mark the box Performance and Evaluation Report for Program Year Ending _____ and submit to HUD by 9/30. **Note:** If the amount expended in Column 3 is less than the budgeted amount in Column 1 (or 2, if applicable), then the HA shall include the unexpended amount in the subsequent years estimate or provide an explanation of the change from the estimate.

Line 16 - Replacement Reserve Withdrawal - Enter the sum of lines 2 through 15. The amount in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 2 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 2 of Section 1.

Line 17 - Replacement Reserve Interest Income - Enter the interest income earned on the replacement reserve (bracketed). The amount entered in Column 1 (or 2, if applicable) must equal the estimated amount entered on Line 1 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 1 of Section 1.

Line 18 - Net Withdrawal from Replacement Reserve - Subtract from Line 16, the amount inside the brackets on Line 17 and enter on Line 18. The amount in Column 1 (or 2, if applicable) must equal the estimated amount of Line 3 of Section 1. The amount entered in Column 3 must equal the actual amount entered on Line 3 of Section 1.

Sample:

Line 16 - Replacement Reserve Withdrawal. \$10,000

Line 17 - Replacement Reserve Interest Income. (500)

Line 18 - Net Withdrawal from Replacement Reserve. \$ 9,500

Line 19 - Amount of Line 16 Related to Lead-Based Paint (LBP) Activities - Enter the amount of line 16 related to LBP activities in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 20 - Amount of Line 16 Related to Section 504 Compliance - Enter the amount of line 16 related to Section 504 compliance in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Line 21 - Amount of Line 16 Related to Emergencies - The HA shall exhaust its replacement reserve before being eligible to apply for funding for emergencies from the \$75 million reserve. Where applicable, enter the amount of the replacement reserve to be used for emergencies in Column 1 (or 2, if applicable). At the end of the program year, enter the actual amount in Column 3.

Part II: Supporting Pages

Development Number/Name - Enter the abbreviated number (e.g., VA-36-1) and the name, if any, of each development where a major work category will be undertaken. Enter "HA-wide" for work categories that relate to a HA-wide activity (e.g., management improvements, administration, nondwelling equipment, operations).

General Description of Major Work Categories - For each development listed, enter a general description of the major work categories (physical or management, as applicable) that will be undertaken at that development, with replacement reserve funds, before listing major work categories to be undertaken at other developments. After listing all major work categories for all developments being funded from the replacement reserve, enter a general description of HA-wide activities, such as management improvements, administrative costs, equipment, etc. When a work category is subsequently deleted, draw a line through the General Description, Development Account Number, and Estimated Cost. When a major work category is subsequently added, enter the new work category under the appropriate development number. Enter the quantity of the work as a percentage or whole number. Do not specify the per unit cost or the quality of materials.

Development Account Number - For each major work category and HA-wide activity that will be funded from replacement reserve funds, enter the appropriate development account which corresponds to the major work categories described under the General Description of Major Work Categories column. For appropriate development accounts, refer to CGP Handbook 7485.3.

Total Estimated Cost - For each major work category and HA-wide activity, enter the Original Estimated Cost. Then enter a subtotal for each development and a grand total. Where the estimated cost is revised, enter a Revised Estimated Cost as appropriate.

Total Actual Cost - For each major work category and HA-wide activity, enter the cumulative dollar amount of all funds obligated and all funds expended opposite the Original Estimated Cost. Then enter subtotals for each development and a grand total.

Status of Proposed Work - At the end of each program year, complete this section and submit to HUD for the Performance and Evaluation Report. For each work category listed, prepare a brief description of the status of the item, e.g., work completed, contract awarded on 5/2/96, etc. Explain the addition, deletion or modification of any work categories, such as the addition of any emergency work.

RESIDENT ADVISORY BOARD VOLUNTEERS

NAME

COMMUNITY

- | | |
|--------------------|-------------------|
| 1. Lavasia Salaam | Tidewater Gardens |
| 2. Bernice Moore | Young Terrace |
| 3. Andre Chappell | Sykes |
| 4. Mary Williams | Section 8 |
| 5. Lucille Hughes | Tidewater Gardens |
| 6. Ursula Banks | Tidewater Gardens |
| 7. Hattie Anderson | Diggstown |
| 8. Mary Pelham | Partrea |
| 9. Robert McBride | Young Terrace |
| 10. Naomi Venable | Grandy Village |
| 11. Roxanne Leao | Calvert Square |
| 12. Sandra Melvin | Calvert Square |
| 13. Lisa Evans | Section 8 |

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| 10. Naomi Venable | Grandy Village |
| 11. Roxanne Leao | Calvert Square |
| 12. Sandra Melvin | Calvert Square |
| 13. Lisa Evans | Section 8 |

RESIDENT BOARD MEMBER

NAME

Hattie Anderson

COMMUNITY

Diggstown

Chapter 15

COMMUNITY SERVICE POLICY/SELF SUFFICIENCY

A. INTRODUCTION

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes and other activities which help an individual toward self-sufficiency and economic independence. This is a requirement of the dwelling lease signed with all residents of Norfolk Redevelopment and Housing Authority (NRHA).

NRHA requires residents to verify compliance annually, at least 30 days before the expiration of the lease term. Self-certification by residents is not acceptable; third party certification must be provided by the entity where the resident is performing the service.

B. DEFINITIONS

Community Service – volunteer service that includes, but is not limited to:

- Service at a local school, church, hospital, recreation center, senior center, service organization, or child care center
- Service with youth or senior organizations, including Police Athletic League (PAL) events and functions
- Service at NRHA to help improve physical conditions including the clean-up programs and non-paid time spent on caretaker duties
- Service at NRHA to help with children's programs or youth sporting events
- Service at NRHA to help with senior programs
- Helping neighborhood groups with special projects including Blockwatch, Apartment watch or Resident Patrol
- Working through the Resident Council or individual development Resident Council's or Senior Club to help other residents with problems
- Caring for the children of other residents so they may volunteer
- Service on the Resident Advisory Board
- Other volunteer service with non-profits, for example, 501(C)(3) organizations, providing community service programs.

NOTE: Political activity is excluded. This would include but is not limited to: voter registration; campaign worker; and poll worker assignments.

Self-Sufficiency Activities – activities that include, but are not limited to:

- Employment and Training programs
- Job training programs
- GED classes
- Substance abuse or mental health counseling
- English proficiency or literacy (reading) classes
- Budgeting and credit counseling
- Homeownership educational programs or seminars (offered by NRHA and other community organizations)
- Any kind of class that helps a person move toward economic independence

Exempt Adult – an adult member of the family who

- Is 62 years of age or older
- Has a disability that prevents him/her from being gainfully employed
- Is the caretaker of a disabled person
- Is working at least 20 hours per week
- Is participating in a welfare to work program
- Is receiving assistance from TANF and is in compliance with job training and work activities requirements of the program
- Each adult member of the household must sign a Community Service Exemption Certification at each annual recertification or if they become an “exempt adult” at any time between recertifications that the status should change. (See “Exhibit 1” attached)

C. REQUIREMENTS OF THE PROGRAM

1. The eight- (8) hours per month may be either volunteer service or self-sufficiency program activity or a combination of the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant consideration. The Executive Director, or their designee will make the determination of whether to allow or disallow a deviation from the schedule. (See Exhibit #3).
3. Activities must be performed within the community and not outside the jurisdictional area of NRHA that includes Norfolk.
4. Family obligations
 - At lease execution or re-examination after October 1, 2003, all adult members (18 or older) of a public housing resident family must

- 1) Provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and;
 - 2) Sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
- At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by NRHA's recertification area) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with NRHA to make up the deficient hours over the next twelve- (12) month period.
5. Change in exempt status:
- If, during the twelve- (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the management office and provide documentation of such.
 - If, during the twelve- (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the management office. NRHA will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. NRHA OBLIGATIONS

1. To the greatest extent possible and practicable, NRHA will:
 - Provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to perform community service is not necessarily exempt from the Community Service requirement).
 - Provide in-house opportunities for volunteer service or self-sufficiency programs.

2. NRHA offices will provide the family with: Community Service Exemption Certification Form (See “Exhibit 1”); Community Service Compliance Certification Form (See “Exhibit 2”); Record and Certification of Community Service and Self-Sufficiency Activities Form (See “Exhibit 3”); and Caretaker Verification for Community Service Exemption Form (See “Exhibit “6””, attached, and a copy of this policy at initial application and at lease execution.
3. NRHA’s Executive Director or their designee will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Grievance Procedure if they disagree with NRHA’s determination.
4. Non-compliance of family member. The responsibility for enforcement will be with the NRHA.
 - At least thirty (30) days prior to annual re-examination and/or lease expiration, NRHA will begin reviewing the exempt or non-exempt status and compliance of family members.
 - If NRHA finds a family member to be non-compliant, the NRHA will enter into an agreement with the non-compliant member and the head of household to make up the deficient hours over the next twelve- (12) month period. (“Exhibit 4” and “Exhibit 5” attached).
 - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family would be issued a 30-day notice to vacate by the NRHA, unless the non-compliant member agrees to move out of the unit and a new lease is signed with the family amending its composition accordingly.
 - The family may use the Grievance Procedure to appeal the lease termination, after attending a private conference with the NRHA representative.

E. FORMS

The following forms shall be used to process and account for community service requirements.

Exhibit 1

COMMUNITY SERVICE EXEMPTION CERTIFICATION¹

Head of Household	
Family Member Claiming Exemption	
Social Security Number	
Address & Unit #	

I understand that all non-exempted adult public housing household members shall contribute:

1. Either eight (8) hours per month of community service within or around the community in which the adult resides; or
2. Participate in an economic self-sufficiency program for eight (8) hours per month

I claim an exemption from the Community Service Requirement for the following reason(s):

Check appropriate exemption

-
- I am 62 years of age or older
 - I am a blind or disabled individual and not able to comply with this requirement
-

The following exemptions require appropriate verification

- I am a primary caretaker of a blind or disabled individual
 - I am employed 20 hours or more per week
 - I am a full-time student with satisfactory attendance (basic skills, GED, high school, college, professional training program i.e. CNA, HVAC, etc.
 - I am engaged in a work activity in a State administered welfare-to-work program such as VIEW
 - I am a participant in a job search, job readiness, or job training program
 - I am a participant in an approved community service program
 - I am an active participant in the Family Self-Sufficiency program
 - I am the custodial parent of a child under 12 months of age
 - I provide childcare services to an individual who is participating in a community service program
 - I am temporarily disabled (4 weeks or more) due to a health concern. This requires verification from physician
-

Resident Signature

Date

Manager Signature

Date

“Exhibit 2”

COMMUNITY SERVICE COMPLIANCE CERTIFICATION

I/We have received a copy of, have read and understand the contents of the Authority’s Community Service/Self Sufficiency Policy.

I/We understand that this is a requirement of the Quality Housing and Work Responsibility Act of 1998 and that if we do not comply with this requirement; our lease will not be renewed.

Resident _____ Date _____

Resident _____ Date _____

Resident _____ Date _____

“Exhibit 3”

RECORD OF COMMUNITY SERVICE HOURS COMPLETED

This time sheet documents the number of hours participants complete each month. The participant must complete a minimum of eight (8) hours per month, but can exceed the eight hours if approved by the supervisor. While it is the responsibility of the community service participant to submit this form by the fifth (5th) business day of the following month, it is recommended that the supervisor fax a copy of the timesheet to the community service participant’s case manager as well.

FAX TO: _____ **ATTENTION:** _____

 ORGANIZATION NAME ORGANIZATION ADDRESS SUPERVISOR NAME

 ORGANIZATION PHONE NUMBER PARTICIPANT NAME PARTICIPANT SS#

HOURS WORKED BY CALENDAR DAY FOR THE MONTH OF : _____ **YEAR:** _____

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	

Did the participant work the agreed upon days? Yes No

Did the participant arrive to the site on-time? Yes No

I hereby certify that this time sheet is a true statement of the time worked by the above participant.

 Site Supervisor Signature

 Date

 Participant Signature

 Date

“Exhibit 4”

AGREEMENT

In accordance with the provisions of NRHA’s Community Service/Self-Sufficiency Policy, I/We agree to complete all deficient service hours over the next 12-month period. Deficient service hours are for the review year _____ and will be completed by _____.

I/We understand that NRHA may issue a 30-day notice if the service hour requirements of your lease are not brought into compliance by _____. I/we understand what volunteer work qualifies as community service and what types of programs qualify for self-sufficiency participation.

Head of Household

Date

Other Adult Resident

Date

NRHA USE ONLY

APPROVED BY: _____
Property Management Director

Date

Exhibit "5"

(Date)

Dear Name:

According to HUD policy, you are required to participate in the Community Service and Self-Sufficiency Program. Your obligation includes completing at least 8 hours of community service each month.

This month, you should have completed _____ hours, but according to my records, you've only completed _____. This means you are in a non-compliance status. Non compliance is grounds for non-renewal of the lease and termination of the tenancy at the end of the twelve-month lease term.

The purpose of this HUD mandate is to enhance the employability skills of each tenant, which will lead to self-sufficiency and a productive community. NRHA's goal is to connect you with activities and programs that will give you an opportunity to gain experience and assist you in obtaining a job. Please keep in mind that if your participation in this self-sufficiency requirement leads to employment, you may be eligible to receive the earned income disallowance. This means that your new earned income would not be included in the calculation of your rent for the first year!

You do have an opportunity to complete your community service hours and avoid termination of your lease. Please contact your Case Manager immediately at ###-###-#### to discuss this matter.

Sincerely,

Case Manager

CC: XXXXX, Property Manager

Exhibit 6

Caretaker Verification for Community Service Exemption

- () I certify that I receive Supplemental Security Income (SSI) or Social Security Disability (SSD) benefits for a disability recognized by the Social Security Administration (SSA). I am attaching verification of receipt of benefits from the SSA. I understand that NRHA will keep this information strictly confidential.
- () And, because of such disability, I cannot perform voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency or increase resident self-responsibility in the community.
- () I certify that _____ is my primary caretaker.

(Signature of Person Certifying
About her/his Caretaker)

Date

Address

Chapter 10

PET POLICY

[24 CFR 5.309]

A. INTRODUCTION

PHAs have discretion in the development of policies pertaining to the keeping of pets in public housing units. This Chapter explains NRHA's policies on the keeping of pets and any criteria or standards pertaining to the policy. The rules adopted are reasonably related to the legitimate interest of NRHA to provide a decent, safe and sanitary living environment for all tenants, to protecting and preserving the physical condition of the property, and to preserve the financial interest of NRHA.

The purpose of this policy is to establish NRHA's policy and procedures for ownership of pets in elderly and disabled units as well as in family units, and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. NRHA also establishes reasonable rules governing the keeping of common household pets.

Nothing in this policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are considered a disability service animal.

In accordance with Section 526 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), Norfolk Redevelopment and Housing Authority (NRHA) hereby sets forth rules and regulations concerning pet ownership in its public housing units. Only "common household pets" as defined herein will be permitted in NRHA owned properties.

A common household pet, for the purposes of NRHA's conventional housing program: A domesticated animal, such as a dog, cat, bird, or fish that is traditionally kept in the home for pleasure rather than for commercial or breeding purposes. Common household pet does not include reptiles. This definition shall not include animals that are used to assist persons with disabilities.

Residents may own and keep fish or birds in accordance with the dwelling lease.

Residents may own up to two pets. If one of the pets is a dog or cat, (or other four-legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animal, other than fish, shall be counted as one pet.

B. EXCLUSION FOR ANIMALS THAT ASSIST PERSONS WITH DISABILITIES

NRHA's Pet Policy shall neither apply to animals that are used to assist persons with disabilities and their assistance animals, who visit NRHA's developments and dwelling units. 24 CFR 5; 24 CFR 960.705. The exclusion applies to animals that reside in developments for the elderly or persons with disabilities. NRHA must grant this exclusion if the following is provided:

- The resident or prospective resident verifies that they are persons with disabilities by completing NRHA's reasonable accommodation process.
- The animal has been trained to assist persons with the specific disability (example, seeing eye dog); and
- The animal actually assists the person with a disability.

Companion Service Animal

Distinction is hereby given to "companion animals" and "service animals." If the animal does not have specific disability related training but is necessary in coping with the disability (for instance, if the animal provides emotional support to a person with a panic disorder), the animal is a "companion animal" not a "service animal."

A "service animal" means any guide dog, signal dog, or other animal individually trained to provide assistance to an individual with a disability. Service animals are equivalent to other "auxiliary aids" such as wheelchairs and eyeglasses, and as such must be permitted. 24 CFR 5.303; 28 CFR 36.104.

When an applicant or resident with a disability asserts and can verify that an animal is a companion or service animal for his/her disability, the applicant should make a request for a reasonable accommodation; specifically, to be allowed to keep the animal by completing NRHA's reasonable accommodation process.

NRHA will require verification that the applicant is a "qualified individual with handicaps" as defined by 24 CFR 8.3, and that the animal is necessary in coping or assisting with the disability. (Exhibit #3)

Upon receipt of verifications, NRHA will approve the animal.

Residents requiring more than one pet as either a "companion animal" or "service animal" must request the animal by completing NRHA's reasonable accommodation process. (NRHA Form, Exhibit "1").

C. **MANDATORY RULES FOR RESIDENTS WITH PETS**

In accordance with 24 CFR 960.707, NRHA hereby sets forth the following rules for pet ownership in its conventional housing units:

Registration

1. The Resident must request and receive written formal approval from the NRHA prior to bringing the common household pet, (hereinafter referred to as “pet”) on the premises. The pet request shall be made on the standard form “Pet Occupancy Request/Registration Form” (NRHA PM Form, Exhibit “5”).
2. Residents registering cats, dogs, or other four-legged animal, after receiving written approval for pet ownership, will be issued a sticker, a red “P,” to be displayed on the front door or window of the dwelling unit. Said sticker will identify the unit to NRHA staff or law enforcement officials as having Pet Addendum with the housing authority. Residents will also be issued a tag to be placed on the collar of the cat, and/or dog. (Exhibit “5”)
3. Registration of the pet shall include a photograph being taken by the NRHA and retained on file with NRHA PM Form, Exhibit “5” on the left hand side of the resident’s folder. The photograph will be utilized to confirm identity of the pet in case of emergency and to ensure that the same pet registered is the pet occupying the resident’s dwelling unit. (Exhibit “5”)
4. Residents registering pets that are not fully-grown at the execution of the initial Pet Addendum will be required to report back to the development office at the first year anniversary of the agreement in order that the pet may be re-photographed for identification purposes.
5. At the time of registration, Resident must provide information sufficient to identify the pet and to demonstrate that it is a common household pet. See NRHA PM Form, Exhibit “5”.
6. The name, address, and phone number of one or more responsible parties who will care for the pet if the pet owner dies, is incapacitated, or is otherwise unable to care for the pet must be provided at the time of registration.

Dogs

1. If the pet is a dog, it shall not weigh more than 25 pounds (fully grown) and stand no more than 15 inches in height from the front shoulder of the animal.

2. Must adhere to the breed restrictions in this policy
3. Must be spayed or neutered, must be housebroken, must have all inoculations and must be licensed as specified now or in the future by State law or local ordinance.
4. Doghouses located outside any dwelling unit are prohibited.

Cats

1. The weight of a cat cannot exceed ten (10) pounds (fully-grown).
2. The resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Litter boxes must be changed twice per week at a minimum. Cardboard boxes are not acceptable and will not be approved. The resident shall not permit refuse from litter boxes to accumulate, become odorous, to become unsightly, or unsanitary.
3. Must be spayed or neutered, must be housebroken, must have all inoculations and must be licensed as specified now or in the future by State law or local ordinance.

Dog/Cat—Spaying and Neutering

If the pet is a dog or cat, it must be spayed/neutered by six months of age. Evidence of spaying/neutering can be proved by a statement/bill from a licensed veterinarian and/or staff of the Humane Society or by means of the veterinarian certification provided for on NRHA PM, (Exhibit #4).

Birds

1. Maximum number: 2
2. Must be enclosed in a cage at all times.

Fish

If the pet is fish, the aquarium must be twenty gallons or less, and the container must be placed in a safe location in the unit. The resident is limited to one container for fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner. Residents shall be responsible for any damage caused by leakage or spillage from the aquarium or fish bowl. The aquariums must be on a provable stand that is stable and

cannot be easily pushed over.

Rodents (are not allowed.)

Inoculations/Vaccinations

If the pet is a cat, dog, or other four-legged animal, it must have received rabies and distemper inoculations or boosters, as applicable. The resident shall provide the NRHA with evidence of inoculations certified by a licensed veterinarian or a State or local authority empowered to inoculate animals (or designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and local law. Said certification may be provided on the veterinarian's statement/bill or on NRHA PM Form Exhibit "4".

Licensing

1. Licensing of all dogs shall be required in accordance with applicable State and local law on an annual basis. The dog must always wear a license with owner's name, address and telephone number.
2. In the event that applicable State or local law changes with reference to licensing of any and all pets, NRHA will require its residents to comply upon appropriate notice.

Sanitary Conditions

The pet rules shall prescribe sanitary standards to govern the disposal of pet waste. These rules are as follows:

- Resident shall be responsible for immediately disposing of all animal waste excreted inside the development building or on the development grounds.
- Pet waste may be disposed in designated areas for the development (pet waste stations or dumpsters).
- Waste must be placed in a plastic bag, tightly secured and deposited in a dumpster.
- Poorly disposed waste will not be tolerated and will be subject to a \$25.00 charge per incident.
- Each time a pet owner fails to remove pet waste in accordance with this rule, a \$25.00 charge will be levied to the resident's account.

- Conditions outlined in Cats #2, above, pertaining to cat waste shall also prevail.

General Provisions

1. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet.
2. Costs incurred by NRHA for **extermination of fleas, ticks, and other animal related pests**, will be deducted from the pet security deposit after either the pet is removed or the resident vacates. Residents are encouraged to use flea bombs to get rid of fleas and other animal-related pests on an “as needed” basis.
3. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, “disturb, interfere or diminish” shall include but is not limited to: barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The NRHA will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
4. Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership.
5. The weight of all four-legged animals, other than dogs, cannot exceed 10 pounds with height not to exceed 15 inches from the front shoulder of the animal.
6. Pets may not be bred or used for any commercial purposes on NRHA property.

D. CONTROL OF ANIMAL

1. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a chain leash **no longer than five (5') feet** and kept off lawns designated to other residents. Retractable leashes are prohibited.
2. All authorized pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not under the control of an adult. NRHA staff will contact the local Humane Society or dog warden in the event pets are found to be unleashed, or leashed and unattended, on NRHA property. It shall

be the responsibility of the resident to reclaim the pet and at the expense of the resident.

3. The resident pet owner shall have canine pets restrained so that maintenance can be performed in the dwelling unit. The resident **shall** whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the resident pet owner shall be charged a fee of \$25.00. If the situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained will be impounded and reported to the local Humane Society for removal. It shall be the responsibility of the resident pet owner to reclaim the pet at the expense of the resident. The Housing Authority shall not be responsible if any animal escapes from the residence due to its maintenance, inspections, or other activities.

E. UNATTENDED PETS

Pet(s) may not be left unattended for more than ten (10) consecutive hours. If it is reported to NRHA staff that a pet has been left unattended for more than a ten- (10) hour period, NRHA staff may enter the unit and remove the pet and transfer the pet to the humane society. Any expense to remove and reclaim the pet from any facility will be the responsibility of the resident.

F. PROHIBITED PETS

1. NRHA will forbid the following kinds of animals from being kept as pets on any of its properties: Pit bull, Rottweiler, German Shepherd, Chow, Doberman Pinscher or any species considered vicious, intimidating, or kept for the purpose of training for fighting or wagering of bets (i.e. roosters for “cockfighting”, etc.). NRHA forbids the keeping of animals that have had their vocal cords cut, by a process commonly known as “debarking.”
2. Exotic pets or barnyard animals are prohibited. Exception may be certain species of pigs utilized as bonafide “service animals”. (Snakes and reptiles are considered exotic pets.)
3. Animals who would be allowed to produce offspring for sale.
4. Wild animals, feral animals, and any other animals that are unamenable to routine human handling.
5. Animals of species commonly used on farms.

6. Non-human primates.
7. Animals whose climatologically needs cannot be met in the unaltered environment of the individual dwelling unit.
8. Pot-bellied pigs.
9. Snakes, lizards, spiders, chickens.
10. The following restrictions apply to pets, based on weight, size and inherent dangerousness, including prohibitions against the keeping of:
 - Any animals whose weight could exceed 25 pounds by adulthood.
 - Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites and lacerations.
 - Hedgehogs or other animals whose protective instincts and natural body armor produce a risk to children of serious puncture injuries.
 - Chicks or other animals that pose a significant risk of salmonella infection to those who handle them.
 - Pigeons, doves, mynah birds, psittacoses birds, and birds of other species that are hosts to the organisms causing psittacosis in humans.

Tenants must adhere to the restrictions on numbers and types of pets.

G. PET POLICY VIOLATION PROCEDURES

NRHA reserves the right to require residents to remove any pet from the premises whose conduct (noise, biting, breeding, etc.) or condition is duly determined to constitute a nuisance or a threat to the health or safety of the other occupants or pets of the development, neighbors, staff, or visitors. NRHA reserves the right to remove such a pet in the event that the pet owner does not or cannot remove the pet.

Notice of Pet Policy Violation

If NRHA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the owning or keeping of pets:

- NRHA may serve a written notice of Pet Policy violation on the pet owner in accordance with the dwelling lease. The notice of pet rule violation must:
 1. Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated;

Attachment 7

2. State that the pet owner has five (5) days from the effective date of service of the notice to correct the violation (including, in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation;
3. State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting; and
4. State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to terminate the pet owner's tenancy.

Pet Policy Violation Private Conference

If the pet owner makes a timely request for a private conference to discuss an alleged Pet Policy violation, NRHA shall establish a mutually agreeable time and place for the private conference but no later than three (3) days from the effective date of service of the notice of Pet Policy violation.

At the pet rule violation private conference, the pet owner and NRHA representative shall discuss any alleged Pet Policy violation and attempt to correct it. NRHA may, as a result of the meeting, give the pet owner additional time to correct the violation.

Notice for Pet Removal

If the pet owner and NRHA are unable to resolve the Pet Policy violation at the pet rule violation private conference, or if a representative of NRHA staff determines that the pet owner has failed to correct the Pet Policy violation within any additional time provided herein, the NRHA may serve a written notice on the pet owner in accordance with Section of the Dwelling Lease or at the private conference, if appropriate, requiring the pet owner to remove the pet. The notice must:

1. Contain a brief statement of the factual basis for the determination and the Pet Policy or rules that have been violated;
2. State that the pet owner must remove the pet within five (5) days of the effective date of service of the notice of pet removal (or the private conference, if notice is served at the private conference); and
3. State that failure to remove the pet may result in initiation of procedures to terminate the pet owner's tenancy.

Initiation of Procedures to Remove a Pet or Terminate the Pet Owner's Tenancy

NRHA may not initiate procedures to terminate a pet owner's tenancy based on a Pet Policy violation, unless:

1. The pet owner has failed to remove the pet or correct a pet rule violation within the applicable time period specified in this section (including any additional time permitted by the owner); and
2. The Pet Policy violation is sufficient to begin procedures to terminate the pet owner's tenancy under the terms of the lease and applicable regulations.

NRHA may initiate procedures to remove a pet under 24 CFR 5.327 (threat to health and safety) at any time, in accordance with the provisions of applicable State or local law.

H. SCHEDULE OF PET FEES AND INITIAL DEPOSIT FEE

(An Pet Fee and One Time Deposit is required for each pet at the time of registration)

Type of Pet	Fee	Deposit
Dog	\$25	\$150
Cat	\$25	\$150
Fish Aquarium	\$0	\$0
Fish Bowl (Requires no power and no larger than two gallons)	\$0	\$0
Caged Pets	\$0	\$0

Note: The above schedule is applicable for each pet; therefore, if a resident pet owner has more than one pet he or she must pay the applicable fee and deposit for each pet.

ALL PET AGREEMENTS SIGNED WITH RESIDENTS OF NRHA PRIOR TO THE ADOPTION OF THIS POLICY ARE NOT SUBJECT TO PAYING ADDITIONAL DEPOSIT AMOUNTS OR FEE REQUIREMENTS. RESIDENTS SIGNING PET POLICY ADDENDUM'S FOLLOWING THE ADOPTION OF THIS POLICY WILL BE SUBJECT TO PAYING FEES FOR ANY NEW OR ADDITIONAL PETS.

The entire fee (subject to the exception listed below) must be paid prior to the execution of the Pet Policy Addendum or in accordance with this policy. No pet shall be allowed in the unit prior to the completion of the terms of this Pet Policy.

The Pet fee shall be paid at the time of approval of the pet and all proof of inoculations and other requirements shall be made available to the NRHA at such time. The Pet Fee is not reimbursable nor will it be prorated in the event of move-out before the annual reexamination date. The pet deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. THERE SHALL BE NO REFUND OF THE PET FEE.

Pet Deposits

NRHA will allow gradual payment of the deposit in accordance with the following:

- An initial payment of \$50 on or prior to the date the pet is properly registered and brought into the apartment, and;
- Monthly payments in an amount no less than \$50 until the specified deposit has been paid.

- NRHA reserves the right to change or increase the required deposit by amendment to these rules.
- NRHA will refund the Pet Deposit to the tenant, less any damage caused by the pet to the dwelling unit, upon removal of the pet or the owner from the unit.
- NRHA will return the Pet Deposit to the former tenant or to the person designated by the former tenant in the event of the former tenant's incapacitation or death.
- NRHA will provide the tenant or designee identified above with a written list of any charges against the pet deposit. If the tenant disagrees with the amount charged to the pet deposit, NRHA will provide a meeting to discuss the charges.

All reasonable expenses incurred by NRHA as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit;
- Fumigation of the dwelling unit;
- Common areas of the project.

Pet Deposits are not a part of rent payable by the resident.

Any damage to the apartment, building, grounds, flooring, walls, trim, finishes, tiles, carpeting, or stains thereon, will be the full responsibility of the resident and the resident agrees to pay any costs involved in restoring the apartment to its original condition.

If NRHA finds a residual odor problem left in the apartment, the resident agrees to pay for the cost of any and all materials or chemicals needed to repair to remove the odor. If odor removal fails, the resident agrees to pay for replacement of carpeting, padding, wallboard, baseboard, etc., as is deemed necessary. The resident also agrees to abide by management's decision as to what is necessary.

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a violation of the lease (a serious violation) and the NRHA will issue a termination notice in accordance with of the dwelling lease. The resident pet owner will be entitled to a grievance hearing in accordance with the provisions of the dwelling lease.

I. FORMS

PET POLICY ADDENDUM

Norfolk Redevelopment and Housing Authority

This Addendum is being executed in Accordance with the terms of the Dwelling Lease.

Section I. Pet Ownership

A resident may own one or more common household pets or have one or more common household pets present in the dwelling unit of such resident, subject to the following conditions:

1. Each head of household may own up to two pets. If one of the pets is a dog or cat, (or other four-legged animal), the second pet must be contained in a cage or an aquarium for fish. Each bird or other animals, other than fish, shall be counted as one pet.
2. If the pet is a dog or cat, it must be neutered/spayed by the age of six (6) months. The evidence can be provided by a statement/bill from a veterinarian, certified on NRHA Form Exhibit "4", and/or staff of the local humane society. Evidence must be provided prior to the execution of this agreement and/or within 10 days of the pet becoming of the age to be neutered/spayed or declawed. Resident must provide waterproof and leak proof litter boxes for cat waste, which must be kept inside the dwelling unit. Cardboard boxes are not acceptable and will not be approved. The Resident shall not permit refuse from litter boxes to accumulate nor to become unsightly or unsanitary. Also, the weight of a cat cannot exceed ten (10) pounds (fully grown) and a dog may not exceed 25 pounds in weight (fully-grown). All other four-legged animals are limited to ten (10) pounds (fully-grown). The height of all four-legged animals cannot exceed 15 inches from the front shoulder of the animal.
3. If the pet is a bird, it shall be housed in a birdcage and cannot be let out of the cage at any time.
4. If the pet is a fish, the aquarium must be twenty (20) gallons or less, and the container must be placed in a safe location in the unit. The Resident is limited to one container for the fish; however, there is no limit on the number of fish that can be maintained in the container as long as the container is maintained in a safe and non-hazardous manner.
5. If the pet is a cat or dog, it must have received rabies and distemper inoculations or boosters, as applicable. Evidence of inoculations can be provided by a statement/bill from veterinarian, certified on NRHA Form Exhibit "4", or by staff of the Humane Society and must be provided before the execution of the Pet Policy Addendum.

6. All pets must be housed within the unit and no facilities can be constructed outside of the unit for any pet. No animal shall be permitted to be loose and if the pet is taken outside it must be taken outside on a leash and kept off other Resident's lawns. Also, all pets must wear collars with identification and license at all times. Pets without a collar will be picked-up immediately by the Humane Society, county dog warden, or other appropriate agency.
7. All pet(s) must be under the control of an adult leaseholder. An unleashed pet, or one tied to a fixed object, is not considered to be under the control of an adult leaseholder. Pets, which are unleashed, or leashed and unattended, on housing authority property, may be impounded and reported to the local Humane Society, dog warden or other appropriate agency for pick-up. It shall be the responsibility of the Resident to reclaim the pet at the expense of the Resident.
8. Pet(s) may not be left unattended for more than ten (10) consecutive hours. If it is reported to NRHA staff that a pet(s) has been left unattended for more than an eight (10) consecutive hour period, NRHA staff may enter the unit with the humane society, dog warden or other appropriate agency to pick-up the animal. Any expense to remove and reclaim the pet from any facility will be the responsibility of the Resident. In the case of an emergency, NRHA will work with the resident to allow no more than 24 hours for the resident to make accommodations for the pet.
9. Pet(s), as applicable, must be weighed by a veterinarian or staff of the Humane Society. A statement containing the weight of the pet must be provided to NRHA prior to the execution of this agreement and upon request by the NRHA at any time following the inception of the Pet Policy Addendum.
10. Responsible Pet Ownership: Each pet must be maintained responsibly and in accordance with this pet ownership lease addendum and in accordance with all applicable ordinances, state and local public health, animal control, and animal anti-cruelty laws and regulations governing pet ownership. Any waste generated by a pet must be properly and promptly disposed of by the tenant to avoid any unpleasant and unsanitary odor from being in the unit in accordance with the provisions of NRHA's Pet Policy.
11. Prohibited Animals: Animals or breeds of animals that are considered by NRHA to be vicious and/or intimidating will not be allowed. Some examples of animals that have a reputation of a vicious nature are: reptiles, Rottweiler, Doberman Pinscher, Pit Bulldog, German Shepherd, Chow, and/or any animal that displays vicious behavior. This determination will be made by a NRHA representative prior to the execution of this lease addendum.

12. Pet(s) shall not disturb, interfere or diminish the peaceful enjoyment of other residents. The terms, “disturb, interfere or diminish” shall include but not be limited to barking, meowing, crying, howling, chirping, biting, scratching and other like activities. This includes any pets that make noise continuously and/or incessantly for a period of 10 minutes or intermittently for one-half hour or more and therefore disturbs any person at any time of the day or night. The NRHA will terminate this authorization if a pet disturbs other residents under this section of the lease addendum. The resident will be given one week to make other arrangements for the care of the pet or the dwelling lease will be terminated.
13. If the animal should become destructive, create a nuisance, represent a threat to the safety and security of other persons, or create a problem in the area of cleanliness and sanitation, the NRHA will notify the tenant, in writing, that the animal must be removed from the development, within five (5) days of the date of the notice from NRHA. The Resident may request a hearing, which will be handled according to NRHA’s established grievance procedure. The pet may remain with the resident during the hearing process unless NRHA has determined that the pet may be a danger or threat to the safety and security of other persons. If this determination has been made by NRHA, the pet must be immediately removed from the unit upon receipt of the notice from NRHA.
14. The Resident is solely responsible for cleaning up the waste of the pet within the dwelling and on the premises of the public housing development. If the pet is taken outside, it must be on a leash at all times. If there is any visible waste by the pet, it must be disposed of in a plastic bag, securely tied and placed in the garbage receptacle for their unit. If the Housing Authority staff is required to clean any waste left by a pet, the Resident will be charged \$25 for the removal of the waste.
15. The Resident shall have pets restrained so that maintenance can be performed in the apartment. The Resident shall, whenever an inspection or maintenance is scheduled, either be at home or shall have all animals restrained or caged. If a maintenance person enters an apartment where an animal is not restrained, maintenance shall not be performed, and the Resident shall be charged a fee of \$25.00. If this same situation again occurs, the pet shall be removed from the premises. Pets that are not caged or properly restrained may be impounded by animal control officers and taken to the local Humane Society or dog warden. It shall be the responsibility of the Resident to reclaim the pet at the expense of the Resident. The Housing Authority shall not be responsible if any animal escapes from the residence due to maintenance, inspections, or other activities of the landlord.
16. Pets may not be bred or used for any commercial purposes on NRHA property.

Section II. SCHEDULE OF ANNUAL FEES AND INITIAL DEPOSIT

FEE AND DEPOSIT SCHEDULE

(An Pet Fee and Deposit is required for each pet)

Type of Pet	Fee	Deposit
Dog	\$25	\$150
Cat	\$25	\$150
Fish Aquarium	\$0	\$0
Fish Bowl (Requires no power and no larger than two gallons)	\$0	\$0
Caged Pets	\$0	\$0

Note: The above schedule is applicable for each pet; therefore, if a resident has more than one pet he or she must pay the applicable annual fee and deposit for each pet. Annual fees will be due each year on the anniversary date of signing the Pet Addendum.

The entire annual fee (subject to the exception listed below) must be paid prior to the execution of the lease addendum. The deposit may be paid in increments of not less than \$50 per month for each succeeding month until the sum of \$150 is paid. No pet shall be allowed in the unit prior to the completion of the terms of this pet policy.

The fee shall be paid at the time of the pet approval and all proof of inoculations and other requirements shall be made available to the Housing Authority at such time. The pet fee is not reimbursable. The deposit made shall be utilized to offset damages caused by the pet and/or tenant. Any balance, if any, from the deposit will be refunded to the tenant. **THERE SHALL BE NO REFUND OF THE PET FEE.**

It shall be a serious violation of the lease for any resident to have a pet without proper approval and without having complied with the terms of this policy. Such violation shall be considered to be a serious violation of the lease and this Addendum and the Housing Authority will issue a termination notice. The resident will be entitled to a grievance hearing in accordance with the provisions of the dwelling lease.

It is understood and agreed that NRHA is not responsible for any damages caused by the pet including but not limited to: bites and scratches to residents, neighbors, visitors, staff, NRHA contractors, and others who are lawfully on the NRHA's premises or other pets or service animals.

RESIDENT ACKNOWLEDGMENT

After reading and/or having read to me this lease addendum I/we the undersigned, hereinafter "I," agree to the following:

I agree to abide by the requirements outlined in this lease addendum for pet ownership and to keep the pet(s) in accordance with this lease addendum.

I agree and understand that I am liable for any damage or injury whatsoever caused by pet(s) and shall pay NRHA for any damages or injury caused by the pet(s). I also realize that I should obtain liability insurance for pet ownership and that paying for the insurance is my responsibility.

I agree to accept full responsibility and will indemnify and hold harmless NRHA for any claims by or injuries to third parties or their property caused by my pet(s).

I agree to pay a non-refundable fee of \$_____ to cover some of the additional operating cost incurred by the NRHA. I also understand that this fee is due and payable prior to the execution of this lease addendum.

I agree to pay a refundable pet deposit of \$_____ to NRHA. The Fee and initial Deposit must be paid prior to the execution of this lease addendum. The pet deposit may be used by NRHA at the termination of the lease toward payment of any rent or toward payment of any other costs made necessary because of my occupancy of the premises. Otherwise, the pet deposit, or any balance remaining after final inspection, will be returned to me after the premises are vacated and all keys have been returned.

I AGREE AND UNDERSTAND THAT ALL INFORMATION CONCERNING MY PET (S) MUST BE UPDATED ANNUALLY AND PROVIDED TO THE NRHA AT THE ANNUAL REEXAMINATION.

I AGREE AND UNDERSTAND THAT VIOLATING THIS LEASE ADDENDUM MAY RESULT IN THE REMOVAL OF THE PET (S) FROM THE PROPERTY OF THE NRHA AND/OR EVICTION. I ALSO UNDERSTAND THAT I MAY NOT BE ALLOWED TO OWN ANY TYPE OF PET IN THE FUTURE WHILE BEING AN OCCUPANT OF THE NRHA.

I ALSO UNDERSTAND THAT I MUST OBTAIN PRIOR APPROVAL FROM NRHA BEFORE MAKING A CHANGE OF A PET FOR WHICH THIS POLICY WAS APPROVED OR ADDING A SECOND PET. ALSO, A PICTURE MAY BE TAKEN BY NRHA STAFF OF THE PET (S) FOR DOCUMENTATION. THE PICTURE WILL BE MAINTAINED IN THE RESIDENT'S FILE WITH THE APPROPRIATE NRHA MANAGEMENT OFFICE.

Head of Household (Undersigned)

Date

Housing Authority Representative

Date

Exhibit "1" - Preliminary Request for a Reasonable Accommodation

Leaseholder/Resident/Advocate Name: _____ S.S. #: _____

Current Address: _____ Move-In Date: _____

of Bedrooms: _____ Member of Household Accommodation is requested for: _____

A reasonable accommodation is needed because:

The accommodation will:

_____ Help you live in the housing or take part in NRHA's program;

_____ Help you meet the lease requirements of NRHA's program;

_____ Help you meet other requirements of NRHA's program.

Do not tell the NRHA the name of your disability or the nature or extent of your disability.

Physician/Health Care Provider name, address and telephone number: _____

Other comments you would like to make regarding this request: _____

By signing below you confirm the accuracy of the information submitted above. You will be mailed by the NRHA an "Authorization for Release of Medical Information" which will be forwarded to your physician. Your physician will then be required to confirm your eligibility and justify your request for NRHA.

Once this process has been completed, NRHA will be in contact with you regarding the status of your request, which is based on medical reasons.

Leaseholder/Resident Signature Phone Number Date of Request

Do not write below line _____

For Office Use Only

NRHA's Signature: _____

Date Received by NRHA: _____

Date Authorization for Release of Medical Information sent to Leaseholder/Resident: _____

Date Medical Justification Letter sent to physician/health care provider: _____

Exhibit "2" - AUTHORIZATION FOR RELEASE OF MEDICAL INFORMATION

To: _____

(Name & Address of Medical Provider)

RE: _____

The undersigned hereby authorizes you to verify, to the Norfolk Redevelopment and Housing Authority, ("NRHA"), whether the undersigned is an individual with handicaps as defined by 24 CFR 8.3. The undersigned also authorizes you to disclose to the NRHA, the undersigned's need, if any, for an accessible feature (reasonable modification) to the undersigned's unit and/or a change in NRHA's policies and/or procedures (reasonable accommodation) so that the undersigned may have an equal opportunity to use and enjoy his/her dwelling unit. The undersigned further authorizes you to disclose, to the NRHA, exactly what is requested to accommodate the limitations imposed by the undersigned's handicaps, if any. However, you are not authorized to provide access to confidential medical records or disclose the specific handicaps to the NRHA.

I hereby waive and release you from any restrictions imposed by law in disclosing any professional observation or communication to the NRHA that is within the scope of this authorization.

This authorization is valid for ninety (90) days. A photocopy of this authorization shall be as effective as the original.

YOU MUST HAVE YOUR SIGNATURE NOTARIZED WHEN SENDING THE FORM BACK.

_____/_____

Date Signature

Date of Birth

Sworn to before me and subscribed in my presence this _____ day of _____, 20____,

_____ Notary Public

Exhibit “3”

DEFINITIONS

To: Doctor/Other Qualified Person

Pursuant to 24 CFR 8.3, the definition of an individual with handicaps is provided below:

Individual with handicaps means any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such an impairment; or is regarded as having such an impairment. For purposes of employment, this term does not include: Any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from performing the duties of the job in question, or whose employment, by reason of current alcohol or drug abuse, would constitute a direct threat to property or the safety of others; or any individual who has a currently contagious disease or infection and who, by reason of such disease or infection, would constitute a direct threat to the health or safety of other individuals or who, by reason of the currently contagious disease or infection, is unable to perform the duties of the job. For purposes of other programs and activities, the term does not include any individual who is an alcoholic or drug abuser whose current use of alcohol or drugs prevents the individual from participating in the program or activity in question, or whose participation, by reason of such current alcohol or drug abuse, would constitute a direct threat to property or the safety of others. As used in this definition, the phrase:

(a) Physical or mental impairment includes:

(1) Any physiological disorder or condition, cosmetic disfigurement, or anatomical loss affecting one or more of the following body systems: Neurological; musculoskeletal; special sense organs; respiratory, including speech organs; cardiovascular; reproductive; digestive; genito-urinary; hemic and lymphatic; skin; and endocrine; or

(2) Any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. The term physical or mental impairment includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, mental retardation, emotional illness, drug addiction and alcoholism.

(b) Major life activities means functions such as caring for one's self, performing manual tasks, walking, seeing, hearing, speaking, breathing, learning and working.

(c) Has a record of such an impairment means has a history of, or has been misclassified as having, a mental or physical impairment that substantially limits one or more major life activities.

(d) Is regarded as having an impairment means:

(1) Has a physical or mental impairment that does not substantially limit one or more major life activities but that is treated by a recipient as constituting such a limitation;

(2) Has a physical or mental impairment that substantially limits one or more major life activities only as a result of the attitudes of others toward such impairment; or (3) Has none of the impairments defined in paragraph (a) of this section but is treated by a recipient as having such an impairment.

Exhibit "4" - NRHA PM Form

PET OCCUPANCY REQUEST/REGISTRATION FORM

Resident Name: _____

Resident Address: _____

Resident Home Phone Number: _____

Resident Work Phone Number: _____

Alternate Pet Contact: _____

Address of alternate pet contact/care giver: _____

Home Phone Number: _____ Work Phone Number: _____

(List more than one, if applicable)

(To be completed by Veterinarian)

Description of Pet:

Name: _____ Breed: _____

Age: _____ Color: _____

Additional Markings/Information: _____

Height: _____ Weight: _____

Projected Weight at full growth: _____

Certificate of Inoculations - Attach

Date spayed or neutered _____

Veterinarian's Signature

Date

Address

Phone number

“Exhibit “5” - PET OCCUPANCY REGISTRATION FORM

Resident Name: _____

Resident Address: _____

Resident Home Phone Number: _____

Resident Work Phone Number: _____

Alternate Pet Contact: _____

Address of alternate pet contact/care giver: _____

Home Phone Number: _____ Work Phone Number: _____

(List more than one, if applicable)

Description of Pet:

Name: _____ Breed: _____

Age: _____ Color: _____

Additional Markings/Information: _____

Height: _____ Weight: _____

Projected Weight at full growth: _____

License No.: _____

Copy of License/Tag obtained: ____ Yes ____ No

Picture of Pet is to be attached to this form.

Veterinarian Information/Certifications:

Name of Veterinarian: _____

Address: _____

Phone No.: _____

Certification of Inoculations: _____

Dated: _____

Date spayed or neutered: _____

How long has resident owned this pet? _____

Has your pet lived in rental housing before? _____ Yes _____ No

If so, fill in the following:

Name of apartment complex: _____

Manager's Name: _____

Phone No.: _____

Registration of all pets must be submitted to the Management Office before the pet is permitted on the premises.

Signature

Date

(For NRHA use only)

Pet Photographed by: _____

NRHA Staff

Date

Resident has paid the appropriate Pet Deposit and Annual fee for the pet(s) being registered.

_____ Yes _____ No

Pet identification sticker affixed to unit door/window:

Sticker number: _____ Tag number: _____

By: _____

NRHA Staff

Date

Photo to be affixed here & filed with the agreement



Section 8 Capacity Statement

The Housing Choice Voucher Program of Norfolk Redevelopment and Housing Authority (“NRHA”) permits eligible participants in the Housing Choice Voucher Program, the option of purchasing a home with their housing choice voucher rather than renting. **The homeownership option is limited to 25 Housing Choice Vouchers administered by NRHA in any fiscal year.**

Financing

Participating families are responsible for securing financing for the purchase of a home that is insured or guaranteed by the State or Federal government, or complies with secondary mortgage market underwriting requirements, or complies with generally accepted private sector underwriting standards. Although NRHA will not direct families to any particular lender, Neighborhood Housing Services of Richmond (VA), Inc. and other nonprofit entities have shown interest in partnering with NRHA to offer affordable 1st and/or 2nd mortgages to low income families participating in the Homeownership Voucher program.

Down Payment

Families are eligible for up to 20% down payment and closing cost assistance from the HOME Program but a minimum down payment of one percent of the purchase price is to be paid from the family's own resources.



Norfolk Redevelopment and Housing Authority Housing Choice Homeownership Voucher Program Guidelines

The Housing Choice Voucher Program of Norfolk Redevelopment and Housing Authority (“NRHA”) permits eligible participants in the Housing Choice Voucher Program, the option of purchasing a home with their housing choice voucher rather than renting. **The homeownership option is limited to 25 Housing Choice Vouchers administered by NRHA in any fiscal year.**

Participant Qualification

A Section 8 Housing Choice Voucher applicant or participant may utilize their voucher subsidy to purchase, rather than rent a home, subject to the following requirements:

1. A family must meet the general requirements for admission to or continued participation in the NRHA Housing Choice Voucher program.
2. Current Housing Choice Voucher participants must be in full compliance with their lease and Housing Choice Voucher program requirements. The participant must terminate their current lease arrangement in compliance with the lease.
3. A head of household or spouse that has previously defaulted on a mortgage obtained through the homeownership option is ineligible for participation.
4. Program participants must be "first-time homeowners," where a family member must not have owned title to a principal residence in the last three years. Residents of limited equity cooperatives are eligible for the homeownership program.
5. Participants in the Homeownership Voucher program must complete a pre-purchase and post-purchase counseling program and be deemed "mortgage ready" before a Housing Choice Voucher will be converted into the Homeownership Voucher program. The NRHA’s Homeownership Counselor will review the applicant's pre-application and work with family to determine mortgage readiness.

6. The head of household or spouse must be employed full-time (employment must average a minimum of 30 hours per week). The employment must be continuous for one-year prior to commencement of homeownership assistance and have a minimum income of 18,000. Families in which the head of household or spouse is disabled or elderly are exempted from this requirement.
7. Families must be enrolled and currently participating in NRHA's Family Self-Sufficiency program.

Screening and Determination of Readiness

NRHA will provide information on the Homeownership Voucher Program with all voucher holders at the initial briefing and annual re-certification. All interested participants who qualify will be referred to the Homeownership Center to identify their level of readiness for homeownership. A Homeownership Counselor will schedule an appointment with potential families to determine minimum qualifications, debt/income ratios, employment status, FSS escrow balances and Section 8 compliance status.

The participant will be assigned a track of one of the following designations:

Track

Definitions

Track 1

Family is within 12 months of being fully ready for homeownership. Employment history is stable and family has access to the required assets needed to secure a mortgage or close to securing assets for a mortgage. A minimum of 8 hours of pre-homeownership counseling either has been completed or will be completed within 12 months.

Track 2

Family is more than 12 months from being ready for homeownership. Family may have unstable employment history, insufficient debt/income ratios, credit issues and no available funds for down payment and requires intense homeownership counseling.

Housing Choice Voucher participants that are determined to be on Track 1 will be referred to HomeNet. HomeNet will assist participants in meeting the requirements for a homeownership voucher and assist participants with attaining a mortgage, Realtor and or Builder. Housing Choice Voucher participants that are determined to be on Track 2 will be assigned a Homeownership Counselor who will assist families in overcoming obstacles in becoming mortgage ready and for consistent setting and monitoring goals.

Homeownership Counseling

NRHA requires all Housing Choice Voucher participants pursuing the Homeownership Voucher program to enroll in the homebuyers club completing a minimum of 8 hours of pre-purchase training and 6 hours of post-purchase counseling.

At a minimum, counseling will include the following:

- Home maintenance, review of utility and maintenance cost
- Budget and money management; (including savings)
- Credit counseling
- Selection of a home
- The home purchasing process
- Contract (including buyers and sellers rights)
- All about Loans
- Predatory Lending

Once participant has purchased and moved into the home. HomeNet will work with the family to schedule post-purchase counseling.

Issuance and Time Frame for Utilization

Upon the issuance of a homeownership voucher to a program participant meeting all the homeownership voucher criteria, the participant will have a maximum of 12 months from the date of issuance of a voucher to find a home and enter into a "Contract for Sale" or to utilize the voucher in a rental situation.

Thirty-day extensions may be granted for good cause for up to eighteen months. Any extensions beyond that would be at the sole discretion of the HomeNet Manager.

Portability

Families that are determined eligible for homeownership assistance may exercise the homeownership option outside NRHA's jurisdiction if the receiving public housing authority is administering a Homeownership Voucher program and accepting new families into it's Homeownership Voucher program.

Eligible Units

The Unit was already existing or under construction at the time the family was determined eligible for homeownership assistance. A single-family unit owned by the family, where one or more family members hold title to the home, or a home previously occupied under a lease-purchase agreement. Such unit may be a single-family home, half of duplex, or single unit within a condominium or multi-plex.

Manufactured home on a permanent foundation that the family owns the land in which the home sits in fee simple or if the family does not own the land which the homes sits, but has the right to occupy the land for at least 30 years.

The unit meets HUD Quality Standards.

NRHA will not approve the seller of the unit if NRHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

NRHA may request a disclaimer statement from the seller.

Financing

Participating families are responsible for securing financing for the purchase of a home that is insured or guaranteed by the State or Federal government, or complies with secondary mortgage market underwriting requirements, or complies with generally accepted private sector underwriting standards. Although NRHA will not direct families to any particular lender, Neighborhood Housing Services of Richmond (VA), Inc. and other nonprofit entities have shown interest in partnering with NRHA to offer affordable 1st and/or 2nd mortgages to low income families participating in the Homeownership Voucher program.

Participating families may use one of two financing options in the Homeownership Voucher program:

1. 1st Mortgage Option

The first mortgage option allows the Homeownership Voucher participant (borrower) to secure a first mortgage that covers the entire purchase price of the home.

In this option, the participant would make a payment for their portion of the monthly mortgage payment (approximately 30% of their monthly-adjusted income) directly to the lender; NRHA would pay the remainder of the mortgage payment directly to the lender using the Housing Choice Voucher Housing Assistance Payment.

2. Combined 1st and 2nd Mortgage Option

The second option allows the Homeownership Voucher participant (borrower), who can not secure a 1st mortgage that will be sufficient to cover the full purchase price of a home in their area, the alternative of combining a 1st and 2nd mortgage to purchase a home. The participant (borrower) will secure a 1st mortgage equal to the amount determined to be affordable for the borrower by the lender, based on household income. Then, the participant (borrower) will secure a 2nd mortgage equal to the balance of the loan funding necessary to support the purchase price of the home.

In the combined 1st and 2nd mortgage option, the family is responsible for making a monthly payment for the full amount of the 1st mortgage directly to the lender. The family's Homeownership Voucher subsidy is applied to the 2nd mortgage payment and is paid directly to the 2nd mortgage holder.

NRHA will prohibit the following forms of financing:

Balloon Payments

Variable interest rates

Seller financing - may be considered on a case by case basis

Down Payment

A minimum down payment of one percent of the purchase price is to be paid from the family's own resources.

Contract for Sale and Inspection

Participants in the Homeownership Voucher program must complete a "Contract for Sale" with the owner of the property to be purchased. The contract for sale must include the home's purchase price, terms of sale, the purchaser's pre-purchase inspection requirements, notice that the sale is conditional on the purchaser's acceptance of the inspection report, and an agreement that the seller is obligated to pay for necessary repairs.

The participant must obtain an independent licensed home inspection at the participant's expense. The Inspector must be a member of the American Society of Housing Inspectors (ASHI) or a comparable organization. The inspection must cover major building systems, and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical and heating systems.

NRHA will conduct a Housing Quality Standard (HQS) inspection and will review the independent professional inspection of the unit's major systems. NRHA retains the right to disqualify the unit for inclusion in the homeownership program based on either the HQS inspection or the independent inspection report findings. NRHA will perform a Housing Quality Standards inspection for the first three years of program participation. Based on the inspection, the family will be sent a list of suggested repairs. NRHA will not, however, conduct a re-inspection to determine if the repairs have been completed. **(Note: If the participant fails to make suggested repairs, the family will not be considered in noncompliance with the program as in the rental program.)**

Length of Continuation of Assistance

Homeownership Voucher assistance will be provided for the time period that the family occupies the home. 15 years if the initial mortgage term is 20 years or longer or 10 years in all other cases. Elderly and disabled families are exempt from the 15-year maximum limit. The participant will be re-certified on an annual basis to determine income eligibility. In the event that the participant's income increases to the point that they are no longer eligible to receive a mortgage subsidy (i.e. zero mortgage assistance payment) NRHA will notify the lender(s) of the family's increased financial responsibility for the payment. The family, however, remains eligible for the program for 180 days from the date of the change, in the event that their income decreases.

A Homeowner Voucher participant may sell their current home and purchase another home with the Housing Choice Voucher assistance provided there is no mortgage loan default, and the family is in compliance with the "statement of homeowner obligation".

A Homeowner Voucher participant can only hold title in one residence at any given time as long as they are on the program.

Family Obligation

Before commencement of homeownership assistance, the participant must execute a "Statement of Homeownership Obligation" in the form prescribed by NRHA. To continue to receive homeownership assistance, a participant must comply with the following obligations:

1. Must comply with the terms of any mortgage securing the debt incurred to purchase the home, and any refinancing of such debt.
2. During the period of time the participant is receiving homeownership assistance, the family may not sell, convey or transfer any interest in the home to any entity or person other than a member of the assisted family residing in the home.
3. During a period of time the participant is receiving homeownership assistance, the family must supply required information regarding income and family composition to NRHA. NRHA will then calculate the total tenant payment and amount of homeownership assistance.
4. During the period of time the participant is receiving homeownership assistance, the family may not take out a home equity loan without the written consent of NRHA.

During the period of time the participant is receiving homeownership assistance, the family must provide information on any mortgage or other

5. debt incurred to purchase the home, any refinancing of such debt, and any sale or other transfer of interest on the home.
6. During the period of time the participant is receiving homeownership assistance, the family must notify NRHA if the family defaults on a mortgage securing any debt incurred to purchase the home.
7. During the period of time the participant is receiving homeownership assistance, the family must notify NRHA before the family moves out of the home.
8. At the annual re-certification, the participant must document that he or she is current on the mortgage, insurance and utility payments.

Assistance Payment

The participant's Section 8 monthly mortgage assistance payment will equal the lower of:

- (1) The Section 8 voucher payment standard minus the Total Tenant Payment (greater of 30% of the monthly-adjusted income or 10% of monthly income);
- (2) The monthly homeownership expenses (principal, interest, taxes insurance utility allowance and maintenance) minus the TTP.

Mortgage assistance payments will be made by NRHA directly to the approved lender and or NRHA will send payments directly to the Voucher Holder and the Voucher Holder will in turn send the payment (made out in the lender name) directly to the lender.

Lease to Purchase

Lease to purchase agreements are considered rental property and subject to normal tenant-based Section 8 rules and regulations. The family will be subject to the homeownership requirements at the time the family is ready to exercise the homeownership option under the lease to purchase agreement.

Defaults

If a participant in the homeownership voucher program defaults on his or her mortgage loan (i.e. fails to fulfill a monthly payment obligation as required by their Deed of Trust note on a timely basis) as determined by the lender, the participant will not be able to use his or her homeownership voucher for rental housing. The head of household or other family members must reapply for the program.

Housing Choice Voucher Homeownership Program Amendment to NRHA Section 8 Housing Choice Voucher Program Administrative Plan
Chapter 20 “Special Housing Types”
Date: January 15, 2003

PART C HOMEOWNERSHIP [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

The PHA may make homeownership available to all who qualify, or restrict homeownership to families or purposes defined by the PHA. The PHA may also limit the number of families assisted with homeownership.

*The PHA will offer the homeownership option to all applicant and participant families who meet the eligibility requirements listed below.

*The PHA will offer the homeownership option only to participating families who meet one of the following requirements.

- *Are currently enrolled in the Family Self-Sufficiency (FSS) Program and in compliance with the FSS contract.

- *Are graduates of the PHA’s Family Self-Sufficiency FSS program.

- *Are currently enrolled and participating in a self-sufficiency program operated by a Federal, State or local agency.

- *The PHA will limit homeownership to a maximum of 25 families at any given time.

Eligibility Requirements [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance.

The family must be eligible for the Housing Choice Voucher program.

The family must qualify as a first-time homeowner, or may be a co-operative member.

At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance.

HUD regulations define “full time employment” as not less than an average of 30 hours per week.

The Federal minimum employment requirement does not apply to elderly or disabled families.

Any family member who has previously defaulted on a mortgage obtained through the Homeownership option is barred from receiving future homeownership assistance.

*The PHA will impose the following additional initial requirements:

*Minimum annual income of \$18,000

*Preference for Hope VI families (Roberts and Bowling)

*The family has had no family-caused violations of HUD’s Housing Quality standards within the last [1 year/specify time period].

*The family has lived in NRHA section 8 or public housing at least one year immediately prior to being accepted into the homeownership program.

*The family does not owe money to the PHA.

*The family is in good standing with their landlord and PHA contract.

*[List additional PHA requirements]

*The family will obtain written release from their landlord regarding their assisted lease agreement.

Homeownership Counseling Requirements

When the family has been determined eligible, they must attend and complete homeownership counseling sessions. These counseling sessions will be conducted by NRHA staff. Such counseling shall be consistent with HUD-approved housing counseling.

The following topics will be included in the homeownership counseling sessions but not limited to:

*Home maintenance review of utility and maintenance costs;

*Budgeting and money management; (including savings)

*Credit counseling;

*Selecting a home

*The home purchase process

*Contracts (including buyers and sellers rights)

*How to obtain homeownership financing and loan preapprovals, including a description of types of financing that may be available, and the pros and cons of different types of financing;

Eligible Units [24 CFR 982.628]

The unit must meet all of the following requirements:

The unit must meet HUD's "Eligible Housing" requirements. The unit may not be any of the following:

A public housing or Indian housing unit;

A unit receiving Section 8 project-based assistance;

A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;

A college or other school dormitory;

On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.

The unit was already existing or under construction at the time the family was determined eligible for homeownership assistance.

The unit is a one-unit property or a single dwelling unit in a cooperative or condominium.

The unit has been inspected by the PHA and by an independent inspector designated by the family.

The unit meets HUD Housing Quality Standards.

The PHA must not approve the seller of the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

PHA may request a disclaimer statement from the seller.

PHA Search and Purchase Requirements [24 CFR 982.629]

The PHA has established a maximum time of 12 months that will be allowed for a family to locate and purchase a home. Thirty day extensions may be granted for good cause up to eighteen months.

The PHA will require periodic reports on the family's progress in finding and purchasing a home. *Such reports will be provided by the family at intervals of 30 calendar days..

If the family is unable to purchase a home within the maximum time limit, the PHA will continue to assist the family with a voucher to lease a unit.

Inspection and Contract [24 CFR 982.631]

The unit must meet Housing Quality Standards, and must also be inspected by an independent professional inspector selected and paid by the family.

The independent inspection must cover major building systems and components. The inspector must be qualified to identify physical defects and report on property conditions, including major building systems and components. These systems and components include, but are not limited to:

Foundation and structure;

Housing interior and exterior;

Roofing;

Plumbing, electrical and heating systems.

The independent inspector must not be a PHA employee or contractor. The PHA will not require the family to use an independent inspector selected by the PHA, but the PHA has established the following standards for qualification of inspectors selected by the family.

*The PHA requires the following qualifications for independent inspectors:

Licensed inspector: Membership in the American Society of Housing Inspectors (ASHI) or comparable organization.

Copies of the independent inspection report will be provided to the family and the PHA. Based on the information in this report, the family and the PHA will determine whether any pre-purchase repairs are necessary.

The PHA may disapprove the unit for homeownership assistance because of information in the report.

The family must enter into a contract of sale with the seller of the unit. A copy of the contract must be given to the PHA. The contract of sale must specify the price and terms of sale, and provide that the purchaser will arrange for a pre-purchase independent inspection of the home. The contract must also:

Provide that the purchaser is not obligated to buy the unit unless the inspection is satisfactory;

Provide that the purchaser is not obligated to pay for necessary repairs; and

Contain the seller's certification that he or she has not been debarred, suspended or subject to a limited denial of participation.

Financing [24 CFR 982.632]

The family is responsible for securing financing. The PHA has established financing requirements, listed below, and may disapprove proposed financing if the PHA determines that the debt is unaffordable.

*The PHA will prohibit the following forms of financing:

*balloon payment mortgages

*variable interest rate loans

*seller financing – may be considered on a case by case basis.

*The PHA will require a minimum cash down payment of one percent of purchase price to be paid from the family's own resources.

Continued Assistance [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. The family or lender is not required to refund homeownership assistance for the month when the family moves out.

The family must comply with the following obligations:

The family comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.

The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to CFR 982.551 (h) and (i).

The family must supply information to the PHA or HUD as specified in CFR 982.551 (b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or

homeownership expenses.

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The family must notify the PHA before moving out of the home.

The family must notify the PHA if the family defaults on the mortgage used to purchase the home.

No family member may have any ownership interest in any other residential property.

*The family must attend and complete ongoing homeownership counseling.

*NRHA will not require an annual Housing Quality Standards Inspection after the first three years of homeownership

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

Maximum Term of Homeownership Assistance [24 CFR 982.634]

Except in the case of elderly or disabled families, the maximum term of homeownership assistance is:

15 years, if the initial mortgage term is 20 years or longer, or

10 years in all other cases.

The elderly exception only applies if the family qualified as elderly at the start of homeownership assistance. The disabled exception applies if, at any time during receipt of homeownership assistance, the family qualifies as disabled.

If the family ceases to qualify as elderly or disabled during the course of homeownership assistance, the maximum term becomes applicable from the date assistance commenced. However, such a family must be afforded at least 6 months of homeownership assistance after the maximum term becomes applicable.

If the family receives homeownership assistance for different homes, or from different PHAs, the total is subject to the maximum term limitations.

Homeownership Assistance Payments and Homeownership Expenses [24 CFR 982.635]

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same

payment standard schedule, payment standard amounts, and subsidy standards as those described in this plan for the Housing Choice Voucher program.

20-8

The PHA will pay the homeownership assistance payment to the family or to the lender at the discretion of the PHA.

Some homeownership expenses are allowances or standards determined by the PHA in accordance with HUD regulations. These allowances are used in determining expenses for all homeownership families and are not based on the condition of the home.

Homeownership expenses include:

Principal and interest on mortgage debt.

Mortgage insurance premium.

Taxes and insurance.

The PHA utility allowance used for the voucher program.

The PHA allowance for routine maintenance costs.

The PHA allowance for major repairs and replacements

Principal and interest on debt for improvements.

*If the home is a cooperative or condominium, expenses also include operating expenses or maintenance fees assessed by the homeowner association.

Portability [24 CFR 982.636, 982.353 (b) and (c), 982.552, 982.553]

Subject to the restrictions on portability included in HUD regulations and in Chapter 13 of this plan, the family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families.

The receiving PHA may absorb the family into its voucher program, or bill the initial PHA. The receiving PHA arranges for housing counseling and the receiving PHA's homeownership policies apply.

Moving With Continued Assistance [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

*The PHA prohibits more than one move by the family during any one year period.

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*The PHA will deny permission to move with continued rental or homeownership assistance if the PHA determines that it does not have sufficient funding to provide continued assistance.

*The PHA will require the family to complete additional homeownership counseling prior to moving to a new unit with continued assistance under the homeownership option.

Denial or Termination of Assistance [24 CFR 982.638]

Termination of homeownership assistance is governed by the policies for the Housing Choice Voucher program contained in chapter 15 of the Administrative Plan. However, the provisions of CFR 982.551 (c) through (j) are not applicable to homeownership.

The PHA will terminate homeownership assistance if the family is dispossessed from the home due to a judgment or order of foreclosure.

*The PHA will permit such a family to move with continued voucher rental assistance. However, rental assistance will be denied if the family defaulted on an FHA-insured mortgage, and the family fails to demonstrate that:

The family conveyed title to the home as required by HUD, and

The family moved within the period required by HUD.

*The PHA will not permit such a family to move with voucher rental assistance.

*The PHA will terminate homeownership assistance if the family violates any of the family obligations contained in this section.

*Transfer or conveyance of ownership of the home;

*Providing requested information to the PHA or HUD;

*Notifying the PHA before moving out of the home;

*Refusal to participate in post homeownership counseling when required by NRHA

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Section 8 Homeownership Voucher Program Key Points

Activity	MONTHLY ASSISTANCE PAYMENT	LUMP SUM DOWN PAYMENT ASSISTANCE PROGRAM IS EXPECTED TO BE DELAYED UNTIL FURTHER RULINGS FROM HUD REGARDING FUNDING.
Time Limit	20 YR./GREATER MORTGAGE - MAX 15 YR. ASSISTANCE OTHERWISE MAX. TERM IS 10 YEARS HUD RULE EXEMPTS ELDERLY AND DISABLED FROM THE MAXIMUM TERM OF ASSISTANCE.	WHEN IMPLEMENTED HA'S MAY OFFER ONE TIME ASSISTANCE EQUAL TO ONE YEARS HAP TO QUALIFIED FAMILIES
Income Recertification	FAMILY HAS ANNUAL RE-EXAM TO DETERMINE CONTINUED ASSISTANCE	
Eligibility	FAMILY QUALIFIED AS FIRST TIME HOMEOWNER	
Employment	FAMILY FULL TIME EMPLOYED FOR ONE YR. (DISABLED, ELDERLY ARE EXCEPTION IF CAN QUALIFY FOR MORTGAGE)	
Client Training	HOMEOWNERSHIP COUNSELING REQUIRED	
Housing Inspection	UNIT INSPECTED BY PHA, MEETS HUD HQS. NRHA TO DO HQS INSPECTION FIRST THREE YEARS OF HOMEOWNERSHIP.	
	INDEPENDENT INSPECTION PD BY BUYER	
Financing	PHA ESTABLISHES FINANCING REQUIREMENTS; MAY DEVELOP PARTNERSHIP WITH LENDER	
	FAMILY OBTAINS OWN MORTGAGE	
Who receives HAP payment	MONTHLY ASSISTANCE PAYMENT GOES TO FAMILY OR TO MORTGAGE CO.	
Calculating the Housing Assistance Payment	ASSISTANCE = LOWER OF PAYMENT STANDARD MINUS TOTAL TENANT PAYMENT OR HOMEOWNERSHIP EXPENSES PER MO. MINUS TOTAL TENANT PAYMENT	
	PAYMENT STANDARD WILL NOT BE REDUCED DURING ASSISTANCE PERIOD	

Additional Eligibility	NRHA REQUIREMENTS: -MINIMUM INCOME \$18,000 -FSS PARTICIPANT -PREFERENCE FOR HOPE VI FAMILIES	
Program size	PROJECTED CASELOAD UP TO 25 FAMILIES	
Recapture	NO RECAPTURE PROVISION	

Chapter 20

SPECIAL HOUSING TYPES

[24 CFR 982.601]

INSTRUCTION: HUD now requires PHAs to describe their policies regarding Special Housing Types in the Administrative Plan.

With one exception, HUD does not require PHAs to use any of the Special Housing Types. However, the PHA must permit use of any Special Housing Type if it is needed as a reasonable Accommodation to make the program readily accessible to and usable by persons with disabilities.

In accordance with the requirements of the program, the PHA may permit a family to use any of the following Special Housing Types:

Single Room Occupancy Housing

Congregate Housing

Group Home

Shared Housing

Cooperative Housing

Homeownership

Although manufactured homes are listed as a Special Housing Type by HUD, the PHA must allow a family to lease a manufactured home and space with assistance under the program. However, HUD does not require the PHA to provide assistance to a family that **owns** a manufactured home but **rents** the space.

The PHA must have the capacity to operate a successful homeownership program in order to offer this option. The PHA may demonstrate this capacity by any of the following methods: (1) establishing a minimum homeownership downpayment of at least 3%, with at least 1% from the family's personal resources; (2) requiring that homeownership financing is guaranteed by the state or Federal government, complies with secondary mortgage market underwriting requirements or with generally accepted private sector underwriting standards; or (3) demonstrating in its Annual Plan that it has or will have the capacity to operate the program successfully.

G. **HOMEOWNERSHIP** [24 CFR 982.625]

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

The PHA may make homeownership available to all who qualify, or restrict homeownership to families or purposes defined by the PHA. The PHA may also limit the number of families assisted with homeownership.

The PHA will offer the homeownership option only to participating families who meet one of the following requirements.

Are currently enrolled in the Family Self-Sufficiency (FSS) Program and in compliance with the FSS contract.

Are graduates of the PHA's Family Self-Sufficiency FSS program.

Are currently enrolled and participating in a self-sufficiency program operated by a Federal, State or local agency.

The PHA will limit homeownership to a maximum of 25 families at any given time.

Eligibility Requirements [24 CFR 982.627]

The family must meet all of the requirements listed below before the commencement of homeownership assistance.

The family must be eligible for the Housing Choice Voucher program.

The family must qualify as a first-time homeowner, or may be a co-operative member.

The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. Unless the family is elderly or disabled, income from welfare assistance will not be counted toward this requirement.

The family must meet the Federal minimum employment requirement.

At least one adult family member who will own the home must be currently employed full time and must have been continuously employed for one year prior to homeownership assistance.

HUD regulations define "full time employment" as not less than an average of 30 hours per week.

The Federal minimum employment requirement does not apply to elderly or disabled families.

Any family member who has previously defaulted on a mortgage obtained through the homeownership option is barred from receiving future homeownership assistance.

The PHA will impose the following additional initial requirements:

The family has had no family-caused violations of HUD's Housing Quality standards within the last [1 year/specify time period].

The family is not within the initial 1-year period of a HAP Contract.

The family does not owe money to the PHA.

The family is in good standing with their landlord and PHA contract.

After one year of HAP rental, the family may rent month to month and follow normal intent to vacate procedures.

Homeownership Counseling Requirements

When the family has been determined eligible, they must attend and complete homeownership counseling sessions. These counseling sessions will be conducted by [NRHA staff]. Such counseling shall be consistent with HUD-approved housing counseling.

The following topics will be included in the homeownership counseling sessions but not limited to:

- Home maintenance including review of utility and maintenance costs;**
- Budgeting and money management; (including savings)**
- Credit counseling;**
- Selecting a home**
- Contracts (including buyers and sellers rights)**
- How to obtain homeownership financing and loan preapprovals, including a description of types of financing that may be available, and the pros and cons of different types of financing;**

Eligible Units [24 CFR 982.628]

The unit must meet all of the following requirements:

The unit must meet HUD's "Eligible Housing" requirements. The unit may not be any of the following:

A public housing or Indian housing unit;

A unit receiving Section 8 project-based assistance;

A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;

A college or other school dormitory;

On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.

The unit was already existing or under construction at the time the family was determined eligible for homeownership assistance.

The unit is a one-unit property or a single dwelling unit in a cooperative or condominium.

The unit has been inspected by the PHA and by an independent inspector designated by the family.

The unit meets HUD Housing Quality Standards.

The PHA must not approve the seller of the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

PHA may request a disclaimer statement from the seller.

PHA Search and Purchase Requirements [24 CFR 982.629]

The PHA has established the maximum time of 12 months that will be allowed for a family to locate and purchase a home.

The PHA **will** require periodic reports on the family's progress in finding and purchasing a home. ***Such reports will be provided by the family at intervals of 30 calendar days..**

If the family is unable to purchase a home within the maximum time limit, the PHA **will continue to assist the family with a voucher to lease a unit.**

Inspection and Contract [24 CFR 982.631]

The unit must meet Housing Quality Standards, and must also be inspected by an independent professional inspector selected and paid by the family.

The independent inspection must cover major building systems and components. The inspector must be qualified to identify physical defects and report on property conditions, including major building systems and components. These systems and components include, but are not limited to:

Foundation and structure;

Housing interior and exterior;

Roofing;

Plumbing, electrical and heating systems.

The independent inspector must not be a PHA employee or contractor. The PHA will not require the family to use an independent inspector selected by the PHA, but the PHA has established the following standards for qualification of inspectors selected by the family.

The PHA requires the following qualifications for independent inspectors:

Licensed inspector

Member of the American Society of Housing Inspectors

Copies of the independent inspection report will be provided to the family and the PHA. Based on the information in this report, the family and the PHA will determine whether any pre-purchase repairs are necessary.

The PHA may disapprove the unit for homeownership assistance because of information in the report.

The family must enter into a contract of sale with the seller of the unit. A copy of the contract must be given to the PHA. The contract of sale must specify the price and terms of sale, and provide that the purchaser will arrange for a pre-purchase independent inspection of the home. The contract must also:

Provide that the purchaser is not obligated to buy the unit unless the inspection is satisfactory;

Provide that the purchaser is not obligated to pay for necessary repairs; and

Contain the seller's certification that he or she has not been debarred, suspended or subject to a limited denial of participation.

Financing [24 CFR 982.632]

The family is responsible for securing financing. The PHA has established financing requirements, listed below, and may disapprove proposed financing if the PHA determines that the debt is unaffordable. Eg. Revolving loans, unreasonable high interest or points or refinancing with unaffordable terms.

Homeownership financing must comply with secondary mortgage market underwriting.

The PHA will prohibit the following forms of financing:

- balloon payment mortgages**
- variable interest rate loans**
- seller financing**
- seller financing on a case-by-case basis**

The PHA will require a minimum cash down payment of one percent of purchase price to be paid from the family's own resources.

Continued Assistance [24 CFR 982.633]

Homeownership assistance may only be paid while the family is residing in the home. The family or lender is not required to refund homeownership assistance for the month when the family moves out.

The family must comply with the following obligations:

The family comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.

The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to CFR 982.551 (h) and (i).

The family must supply information to the PHA or HUD as specified in CFR 982.551 (b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.

The family must notify the PHA before moving out of the home.

The family must notify the PHA if the family defaults on the mortgage used to purchase the home.

No family member may have any ownership interest in any other residential property.

The family must attend and complete ongoing homeownership counseling.

NRHA will require an annual Housing Quality Standards Inspection for the first three years of homeownership. This is intended to assist the homebuyer in learning about maintenance.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

Maximum Term of Homeownership Assistance [24 CFR 982.634]

Except in the case of elderly or disabled families, the maximum term of homeownership assistance is:

15 years, if the initial mortgage term is 20 years or longer, or

10 years in all other cases.

The elderly exception only applies if the family qualified as elderly at the start of homeownership assistance. The disabled exception applies if, at any time during receipt of homeownership assistance, the family qualifies as disabled.

If the family ceases to qualify as elderly or disabled during the course of homeownership assistance, the maximum term becomes applicable from the date assistance commenced. However, such a family must be afforded at least 6 months of homeownership assistance after the maximum term becomes applicable.

If the family receives homeownership assistance for different homes, or from different PHAs, the total is subject to the maximum term limitations.

Homeownership Assistance Payments and Homeownership Expenses [24 CFR 982.635]

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in this plan for the Housing Choice Voucher program.

The homeownership assistance payment will be disbursed at the discretion of NRHA. i.e. the assistance payment may be sent to the buyer, but payable to the lender.

Some homeownership expenses are allowances or standards determined by the PHA in accordance with HUD regulations. These allowances are used in determining expenses for all homeownership families and are not based on the condition of the home.

Homeownership expenses include:

Principal and interest on mortgage debt.

Mortgage insurance premium.

Taxes **and insurance**.

The PHA utility allowance used for the voucher program.

The PHA allowance for routine maintenance costs [**amount/reference to attachment**].

The PHA allowance for major repairs and replacements [**amount/reference to attachment**].

Principal and interest on debt for improvements.

Portability [24 CFR 982.636, 982.353 (b) and (c), 982.552, 982.553]

Subject to the restrictions on portability included in HUD regulations and in Chapter 13 of this plan, the family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families.

The receiving PHA may absorb the family into its voucher program, or bill the initial PHA. The receiving PHA arranges for housing counseling and the receiving PHA's homeownership policies apply.

Moving With Continued Assistance [24 CFR 982.637]

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA prohibits more than one move by the family during any five year period.

The PHA will deny permission to move with continued rental or homeownership assistance if the PHA determines that it does not have sufficient funding to provide continued assistance.

The PHA will require the family to complete additional homeownership counseling prior to moving to a new unit with continued assistance under the homeownership option.

Denial or Termination of Assistance [24 CFR 982.638]

Termination of homeownership assistance is governed by the policies for the Housing Choice Voucher program contained in chapter 15 of the Administrative Plan. However, the provisions of CFR 982.551 (c) through (j) are not applicable to homeownership.

The PHA will terminate homeownership assistance if the family is dispossessed from the home due to a judgment or order of foreclosure.

The PHA will permit such a family to move with continued voucher rental assistance. However, rental assistance will be denied if the family defaulted on an FHA-insured mortgage, and the family fails to demonstrate that:

The family conveyed title to the home as required by HUD, and

The family moved within the period required by HUD.

The PHA will not permit such a family to move with voucher rental assistance. The PHA will terminate homeownership assistance if the family violates any of the family obligations contained in this section.

The PHA will terminate homeownership assistance if the family violates any of the following family obligations:

Transfer or conveyance of ownership of the home;

Providing requested information to the PHA or HUD;

Notifying the PHA before moving out of the home;

Note: We will need an appeal process for denial of Section 8 assistance.

Recapture of Homeownership Assistance [24 CFR 982.640]

The PHA will comply with CFR 982.640 in recapturing a percentage of the homeownership assistance provided to the family upon sale or refinancing of the home.

Upon purchase of the home, the family shall execute documentation securing the PHA's right to recapture homeownership assistance.

April 7, 2008

To Whom It May Concern:

We, the Resident Advisory Board for NRHA, have reviewed their Five year and Annual plans. We offer the following comments:

There is a need for more accessible housing in the City of Norfolk. This is especially needed for Section 8.

We support the redevelopment of Moton Circle. It makes sense to tie into the larger Broad creek community. Members feel that Moton Circle is negatively impacting Franklin Arms and Broad creek. However, we do recommend that they affordable housing units be replaced elsewhere.

We favor deconcentration and recognize that the concentration of low income in a densely populated is not a good situation. It is our hope that affordable housing will be developed in other communities thereby creating mixed income communities throughout the City.

We strongly recommend a one for one replacement of affordable housing units. Further, Section 8 vouchers are not adequate in addressing the need for affordable housing.

We are in favor of having surveillance cameras in each public housing community to help deter crimes.

We support the Authority's intention to project base Section 8 in the Midrises. It is our understanding that the residents will continue to pay the same rent and will not be negatively affected by this change. It is our hope that this will enable NRHA to provide updates in the Midrises.

Lastly, we were pleased overall with the plan process. It is our hope that this may begin earlier next year and forums are held in each community to solicit more resident input and involvement.

Sincerely,

Resident Advisory Board Members:

Hattie Anderson _____

Ursula Banks _____

Roxanne Leao _____

Mary Williams _____

Andre' Chappelle _____

Sandra Melvin _____

Lavasia Salaam _____

Mary Pelham _____

Bernice Moore _____

Robert McBride _____

Naomi Venable _____

Shirley Martin _____

Connie Green _____

Lucille Hughes _____

Accomplishments

NRHA has provided staff training opportunities to better enable staff to respond to customer needs.

NRHA received a PHAS Assessment Score of 85 for FY06 – standard performance status.

NRHA staff has attended a number of training seminars and classes over the past year:

- **Property Managers and Maintenance Supervisors attended Community Emergency Response Training offered through the City of Norfolk.**
- **Marketing and Leasing: Multi-family Properties offered through IREM**
- **Property Managers and Resident Services Case Managers attended training on Family Self-Sufficiency offered through NAHRO.**
- **Several Property Management staff members attended Low Income Housing Tax Credit compliance workshop and advanced training offered through VHDA and A.J. Consultants.**
- **Property Managers attended the Virginia Residential Landlord and Tenant Act Training offered through VACHDO.**
- **Property Management staff has attended a number of in-house workshops and trainings relating to Inventory Maintenance, Microsoft systems, Financial Budgeting and Reporting, and Asset Management.**

NRHA has maintained the write offs rate at less than 5%. Write offs for the period of July 2007 through December 2007 were 1.13% of total tenant charges.

NRHA responded to routine maintenance requests within 5 days on average and completed 99.02% of all emergency requests within 24 hours during FY07.

NRHA has further developed its project based budgeting and accounting system and has provided staff training to review financial reporting systems.

NRHA submitted a HOPE VI application to renovate Moton Circle.

NRHA secured tax credits to renovate Mission College. 130 of the 260 units will be tax credit

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY
PUBLIC HEARING
RUFFNER MIDDLE SCHOOL AUDITORIUM

MARCH 31, 2008 -- 6:00 P.M.

Original

COMMISSIONERS AND STAFF PRESENT:

- CHAIRMAN W. SHEPPARD MILLER, III
- VICE CHAIRMAN ULYSSES TURNER
- COMMISSIONER L. ROBERT LAYTON
- COMMISSIONER RODNEY A. JORDAN
- COMMISSIONER ROBERT J. SOBLE
- EXECUTIVE DIRECTOR SHURL R. MONTGOMERY
- ATTORNEY TIMOTHY A. COYLE
- PHYLLIS ARMISTEAD

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(Call to order at 6:05 p.m.)

MR. MILLER: Good evening. Thank you a lot for coming out tonight. My name is Shep Miller. I'm the chairman of the board of commissioners for the Norfolk Redevelopment and Housing Authority. It's my pleasure to welcome you all and thank you for coming tonight.

We have a number of my colleagues here that I would like to introduce before we go into the meat of the program.

Mr. Ulysses Turner is here. He's served on the board for a number of years and was the chairman of the school board for a number of years and been active with the City for a number of years.

Mr. Robert Soble is here. Mr. Soble and I served on the Development Authority together and enjoy serving together on this board.

Mr. Bob Layton. Planning commissioner and now NRHA commissioner.

Mr. Rodney Jordan. Mr. Jordan has been active in all sorts of things in the City. He's a Park Place guy. He's a great advocate over there.

We are not joined tonight by Mr. Peter Meredith. Peter is traveling on business and is out of town. He sends his regrets.

1 Ms. Hattie Anderson I expect to be here, but
2 I don't see her yet. If she comes in, I will introduce
3 her to you as well.

4 We also have a bunch of our staff here. I'm
5 going to ask Mr. Shurl Montgomery, our executive
6 director and former assistant city manager, to stand
7 and maybe call some of his staff who are here.

8 MR. MONTGOMERY: Mr. Miller, tonight Phyllis
9 Armistead is going to be making the presentation in
10 regards to the annual plan, and she'll be called on in
11 a few minutes.

12 We do have about six or seven other
13 administrative staff both in here and outside. We also
14 have with us our legal counsel, Tim Coyle, from
15 Crenshaw, Ware & Martin.

16 Tim, if you want to stand.

17 The meeting purpose tonight, we really have
18 two purposes. One is to conduct a formal public
19 hearing, which we're required to do by our regulations
20 and so forth. But more important than that, as far as
21 I'm concerned, is to get feedback and take questions
22 and hear what you have to say about these things we'll
23 talk about tonight. At the appropriate time, we have
24 some people who have signed up to speak. If there are
25 others who would like to speak, let me know, and I'll

1 call on you at the appropriate time.

2 NRHA has a five-year and an annual plan,
3 2009 annual plan, to address Housing Choice Voucher
4 Program and an ACC program here in the city of Norfolk.
5 The five-year plan covers the fiscal years from 2005 to
6 9. And the annual plan is for Year 2009, which starts
7 in July and runs through June.

8 Let me first tell you a little bit about the
9 plan process, and then we'll go into some of the meat
10 of the plan and go from there.

11 We've been striving over the last number of
12 years encouraged by our board and by our new staff to
13 try to expand the kind of feedback that we get as we go
14 through the planning process. We've had a ton of
15 meetings on the plan from residents and stakeholders
16 throughout the community over the last number of
17 months. Let me tell you a little bit about some of
18 those. This is almost the culmination of that, but we
19 still have a few steps left to go.

20 Our staff recruiter has elicited volunteers
21 and participants to serve on the Resident Advisory
22 Board.

23 Are there any Resident Advisory Board
24 members here? If you could raise your hand and stand.

25 These people do a lot of hard work for the

1 community. I would like to thank them. One, thanks
2 for coming; but more important, thank you for the work
3 you do to help us do the best job that we can for the
4 citizens of our city.

5 Our staff and our other stakeholders
6 developed a draft plan, and we have that up for public
7 review between February 14th and today. So it's been
8 about a month and a half. This plan was posted on our
9 NRHA web site, and hard copies were available in each
10 of our housing communities as well as the TMC offices,
11 high schools, some of the homeless shelters, and
12 various other locations throughout the city. If you
13 did not get a copy or you want a copy, Phyllis
14 Armistead is in charge, and she will get you another
15 copy of that plan if you need one. See her after the
16 meeting today.

17 A series of meetings were held with the
18 Resident Advisory Board to discuss the plan in its
19 entirety, and their comments will be included in the
20 final version of the plan that we submit to the
21 Department of Housing and Urban Develop.

22 In addition, we have a number of community
23 meetings held in our public housing communities
24 throughout the planning process. This plan was also
25 presented to various agencies and organizations

1 throughout the cities that have a stake in this and
2 that have some work that they do that is associated
3 with it.

4 This year we also had a resident quorum that
5 was held on March 15th to allow staff and residents to
6 discuss programs and concerns in greater detail. It
7 was a nice success. I appreciate the people that
8 participated in that.

9 These comments as well as others received
10 will be reviewed by the staff, the Resident Advisory
11 Board, and the Neighborhood Committee, and the final
12 draft will be presented to our board on April 14th for
13 our consideration and approval.

14 Once approved by the board, the plan will be
15 submitted to HUD on April 15th, which will be the next
16 day.

17 Now it's my pleasure to call on Ms. Phyllis
18 Armistead, who will go through the Power Point and
19 address some of the highlights of the plan, and then
20 I'll come back up here and let people speak or ask
21 questions or whatever you would like to do.

22 MS. ARMISTEAD: Good evening. I hope
23 everyone was able to get a copy of a Power Point
24 presentation. We had those as handouts in the
25 entrance. If you did not get one, we will make sure

1 that you do receive one. The Power Point is more for
2 you to look over later on.

3 What I would like to do is highlight some of
4 the major initiatives included in the plan.

5 For the most part, as our commissioner has
6 stated, we are required to develop an annual plan to be
7 submitted to HUD every year outlining our major goals
8 and objectives. So that way you will be aware of the
9 major initiatives that we would like to put into place.

10 Some of those major initiatives are: Going
11 after a Hope VI grant promoting circle or other funding
12 for redevelopment. Continuing our Grandy Village
13 redevelopment activity. Conversion of the senior
14 midrises to project-based Section 8. We're looking at
15 installing security cameras in some of our communities.
16 Annually we're required to review the flat rent in all
17 of our communities as it is adjusted to the market.
18 And we're looking at about 37 percent of the area
19 meeting the income for our non-revitalized communities.
20 We have removed income tiering from our admission
21 criteria. We want to implement site-based waiting
22 lists at our midrises and our projects that are
23 undergoing revitalization. We're looking at accepting
24 applications on the web. We're also looking at
25 increasing the number of locations where applications

1 are taken.

2 Those are our highlights of the major
3 initiatives that we have planned.

4 Commissioner, did you want me to go through
5 the Power Point?

6 MR. MILLER: I'm curious. How many people
7 were either involved in any of these meetings that I
8 referenced earlier in terms of being able to
9 participate in those meetings and look at this plan
10 before you got here tonight? Raise your hand if you
11 were involved. So maybe about 40 percent or so.

12 How many people were aware of the ability or
13 the availability of involvement but just weren't able
14 to get there?

15 The reason I'm asking those questions is
16 we're very interested, as the board and the staff, to
17 make sure that the components of the plan are available
18 for discussion, that we know what's being recommended
19 and what's being worked on, and we get as many people
20 as possible to help us prepare that plan. This is
21 really, you know, getting down to the culmination of
22 the plan, what we're trying to do is to get people
23 involved earlier. So I was just curious to see how
24 many of you all had that opportunity.

25 We do have some folks who wanted to come

1 speak tonight as part of our public hearing, and they
2 signed up on this sheet. I'm going to call on them.
3 The typical drill is we take about three minutes a
4 person, but if you take four minutes, I won't cut you
5 off. If you take 10 or 15 minutes, I will.

6 If you have similar questions or comments
7 that someone else is already making, I would encourage
8 you to stand up and tell us you agree or disagree with
9 that as opposed to coming up and saying the same thing
10 over again. You're certainly entitled to come up and
11 say the same thing over again or ask the same
12 questions.

13 With that, the first person I'll call on to
14 make some comments is Ms. Thelma Jackson. Restate your
15 name and tell us where you live.

16 MS. JACKSON: Thelma Jackson. I live at 317
17 Nixon Street, Young Terrace. The last time we had a
18 meeting it was early in the morning. But we still came
19 out, but that was kind of tough because we weren't used
20 to that.

21 But I want to say now is that in Young
22 Terrace, I see on these plans every other public
23 housing besides Young Terrace. You all haven't done
24 anything out there. They water-washed the walls, which
25 they should have white-washed them, and it looks

1 terrible. The maintenance men don't even have the
2 equipment to fix the things that need to be fixed. I'm
3 looking at you.

4 MR. MILLER: Are you looking at me to
5 respond to you?

6 MS. JACKSON: Yes.

7 MR. MILLER: We'll get back to you. I'm not
8 the person to respond. I don't know the particulars.
9 I'd be happy to get someone to get back to you.

10 Let me be clear about this. The board does
11 not have all the answers nor does the staff. We'll try
12 to give you the answers we have tonight. If we don't
13 have a good answer for you, we have your name and know
14 your address, and we want to be able to get in contact
15 with you and follow up. That's one of the reasons
16 we're asking for your name and address and so forth.
17 So Ms. Armistead or others will get with you after the
18 meeting.

19 MS. JACKSON: That's the main objective I
20 have. We're downtown and nobody is going anything.
21 They're doing Band-Aid stuff.

22 MR. MILLER: I can answer your question. We
23 will follow up with you because we don't want to just
24 Band-Aid stuff.

25 The next person on the comments list is

1 Ms. Richetta Watson.

2 MS. WATSON: Richetta Watson. I'm a
3 resident of Young Terrace. What I need to know is
4 whenever we need something done in the house, we can't
5 get it done because you got it so the maintenance can't
6 get parts and pieces they need. They can't do it
7 because you all don't give them stuff.

8 MR. MILLER: Is that what the maintenance
9 people tell you?

10 MS. WATSON: They don't have it in stock. I
11 figured some kind of way you all should put it in stock
12 so they can get it. They will do the work, but not if
13 they don't have the stuff to do it with.

14 MR. MILLER: Anybody else have that problem?
15 Show me some hands. Five or six people have that same
16 problem.

17 MS. JACKSON: Mr. Miller, I would like to
18 commend the police department in Young Terrace. They
19 are doing a very, very good job. They are really on
20 the job.

21 MR. MILLER: I think you probably know that
22 we work closely with the police department, and we have
23 somebody on our staff whose job is to coordinate all
24 that and make sure that works well. We are not the
25 police department. That's part of the City. But we

1 work very hard to make sure that you have good, safe
2 communities to live in. We know there's crime there
3 just like there is in other parts of the city. But I'm
4 glad to hear that.

5 MS. JACKSON: Streets are clear. People are
6 trying to keep their children under control. There's a
7 big difference in the last month.

8 MR. MILLER: Thank you.

9 First name is -- is it Ms. Hile?

10 MS. HILE: I'm not ready to comment. First
11 I've got to hear your presentation.

12 MR. MILLER: We'll come back to you.

13 Next is Ms. Patricia McInnis.

14 MS. MCINNIS: Patricia McInnis, and I stay
15 at Young Terrace. The last meeting we had, which was
16 on a Saturday, what I had brought pertained about the
17 details for being able to have the parking area and
18 everything, and then I also brought up pertaining about
19 the youth, the children out there, some kind of
20 recreation for them. If somebody could, like,
21 something pertaining about a skating rink or something.
22 I believe if they had activities and things for the
23 kids instead of them hanging around on the corners and
24 streets, that would keep them from getting in trouble.
25 That was my main interest.

1 MR. MILLER: Can you tell me a little bit
2 about the parking permit problem.

3 MS. MCINNIS: During the time, which I do
4 not currently have a station wagon, our cars were being
5 towed a lot and everything. When they first had Young
6 Park, people wasn't able to have cars. Now they're
7 able to have cars out there. Sometimes it's hard, and
8 you go somewhere and come back, and you don't have a
9 place to park. Quite sometime ago where I used to live
10 at we did have parking decals.

11 MR. MILLER: You had a parking pass system?

12 MS. JACKSON: Yes. Mr. Miller, I've been
13 living in Young Terrace for a long time. My husband is
14 in the military. We separated, and I got stuck there
15 with six children. Nobody has no specific parking
16 space. It never have been and it never will be. Some
17 people have two and three cars per family. So you have
18 to look at things in a different perspective. We tried
19 the everybody had a sticker, and it didn't work. You
20 had people got cars, two and three cars in the family.
21 That's not going to work. That is not going to work.
22 No private parking.

23 MR. MILLER: Thank you, ma'am. We heard
24 you.

25 MS. MCINNIS: The only reason I stated that

1 was because it was recently this year because of
2 certain cars this time is not parked where it's
3 supposed to be parked at, and they towed their car.

4 MR. MILLER: You are Ursula Banks?

5 MS. BANKS: I wanted to speak on the decals.
6 Tidewater Park, about the decals where they did have
7 them in Young Park years back, and it worked very well.
8 We understand you have your family and your children
9 and people visiting you. That's true. But you can't
10 have a place for everybody in the family. People come
11 any time, and we don't even have a parking place. If
12 people visit you, there's not enough room out there.
13 The decals did help you because they wouldn't park
14 evenings and nights. You didn't have no problems.
15 That was years ago in Young Park when I was out there.
16 That is a help to the community.

17 MS. MCINNIS: Another thing brought up in
18 the meeting is the lady said something pertaining to
19 the handicap parking for people that have to put their
20 stuff in the car to take their food and stuff in the
21 house and everything. That was brought up also.

22 MR. MILLER: I think I heard parking is a
23 problem, and what is the best way to solve it. Our
24 staff, I'm sure, will look into that and see if there's
25 something we can do that would be good for everybody

1 involved.

2 MS. JACKSON: It's different. There's
3 people with two and three cars. They got a car and two
4 kids that's got a car. It's a different time now.

5 MR. MILLER: Yes, ma'am.

6 MS. JACKSON: When you leave and come back,
7 you don't have the same parking space that you had. It
8 wasn't built for private parking.

9 MR. MILLER: Doesn't have enough parking for
10 the units.

11 Next person is Ms. Maureen Anderson.

12 MS. ANDERSON: Maureen Anderson. I'm from
13 Young Terrace. I guess you can see we have a lot of
14 people in the community that are concerned. Sometimes
15 we forgot that Young Terrace is only there for us as a
16 steppingstone to move on. Sometimes we call it home,
17 and we forgot that. It wasn't built for us to get
18 comfortable. It's for us to get in and get ourselves
19 together and get out.

20 Parking problem is not what I'm concerned
21 about. I'm concerned about NRHA giving us the
22 community. Right now they make all the decisions for
23 us. If we can give them, allow them to trust us to
24 built our own community, make our own decision and be
25 forward, then we'll all be able to work together.

1 Right now we can't do anything without them. I know
2 we're able and capable of running this. Now we're
3 blaming them for the water problem, the crime problem.
4 We're there. They're not there. Until we can get
5 together and allow them to let us say this is our
6 community, we're not going to make our babysitting a
7 problem because we had kids and we can't work. We're
8 going to ask them, can we get one of you all builders,
9 and we'll rotate and go from house to house to that
10 neighbor. We want to get back to where you can knock
11 on your neighbor's door and give us our community so we
12 can get out.

13 The problems you all are talking about we
14 have got, I don't want a parking space. I'm not
15 worried about a parking space. I want to be able to
16 walk out my door and hear no gunshots. I want you to
17 tell your child, you put your gun up or I'll take it.

18 Give us our community. Give it to us and
19 give us a chance to run it. As you can see from Young
20 Terrace, it's a lot of people that are concerned and
21 want it. Stop allowing NRHA to make the decisions for
22 us, what we can do and what we can't. We're going to
23 be there so we can move on. Otherwise, they're here
24 now.

25 They don't want to hear no problems about no

1 car lots. That's your least worry when you can't walk
2 out your door without hearing a gunshot.

3 MR. MILLER: How many people here are from
4 Young?

5 MS. ANDERSON: I have problems with day care
6 and seniors and younger people. I can't go back to
7 school because I don't have a babysitter. Your
8 neighbor is sitting home. Your neighbor has a day care
9 plan. Let's work together where you can get out there.

10 MR. MILLER: We hear both of you. I think
11 you're both saying the same thing. You're worried
12 about other things that are more important to you.

13 And you're worried about other things more
14 important to you. We appreciate all of that.

15 Let me ask you a question, Ms. Anderson.
16 Have you been involved or do you have any interest or
17 time to be involved? We have organizations within our
18 communities to try to make sure that residents are
19 involved, whether it's a Tenant Management Council or
20 Resident Advisory Board, and I'm always there. I stay
21 involved. That's the methodology we use to try to get
22 some --

23 MS. ANDERSON: I'm always there.

24 MR. MILLER: The next person on the
25 speaker's list is Dimitree Richey.

1 MS. RICHEY: I used to live at Young Terrace
2 but I transferred to Calvert Square. Last time you all
3 had a meeting, I provided a list of things for our
4 community. I haven't heard any input back from it.

5 MR. MILLER: Was that on the Saturday
6 workshop?

7 MS. RICHEY: It was last year.

8 MR. MILLER: Help me with this.

9 MS. ARMISTEAD: Richey provided that list of
10 concerns and issues last year at our March 15th
11 workshop. She provided that as well.

12 MR. MILLER: Are we feeding back to her
13 about what we think about her recommendations or what
14 we've done with them or what we haven't done with them?

15 MS. RICHEY: I haven't heard back from
16 anyone.

17 MS. ARMISTEAD: I don't know what was done
18 last year, but I know that this year the comments we
19 received, we received a lot of comments at our March
20 15th meeting. Those comments were brought forward as
21 well. The comments we received from the March 15th
22 meeting in addition to some comments we have received
23 from other individuals and organizations will all be
24 shared with the Resident Advisory Board meeting
25 tomorrow, and then those comments will be shared again

1 with staff when we meet on the 2nd. Then they will be
2 shared with the Neighborhood Committee on the 9th and
3 then finalized with our board on the 14th.

4 MR. MILLER: Ms. Richey, have you ever heard
5 anybody in the government say they're working on it? I
6 think that's what she's saying. There's a number of
7 steps as I explained earlier. This is important to us.
8 I know that sometimes the bureaucracy comments are not
9 well placed, but we're trying to make sure that we do
10 our best job as commissioners and staff for our city
11 and for our stakeholders, people who live in our
12 communities or that are impacted by them or serve them
13 or whatever. We do care that you give us comments, and
14 we do take them seriously. Each of us doesn't
15 necessarily see all of them, but they all go in this
16 big pot, and we talk about them with these groups.

17 When they make decisions, they recommend to
18 us at the board what the annual plan will be. So I
19 assure you that, at the board level, we're interested
20 in whatever input you're giving. We need to do a
21 better job on feedback on specific suggestions. We've
22 got three or four more meetings we're going to go
23 through before this board will consider adopting this
24 plan on April 14th or not. We're cycling those
25 through. When I was joking and said they are working

1 on it, I think they are working on it. I know it's
2 frustrating because you don't get responses as much or
3 as soon as you'd like.

4 The next speaker is Ms. Mary Felton.

5 MS. FELTON: Mary Felton, Young Terrace.
6 Maybe what I'm concerned about is maybe a question. I
7 didn't know about the meeting that you had before this
8 one. Did not know anything about that meeting.

9 MR. MILLER: We've had a number of meetings.

10 MS. FELTON: The one I don't know when it
11 was, I didn't know about it. It was in the morning on
12 Saturday morning.

13 MR. MILLER: How do we publicize? We've had
14 a number of meetings.

15 MS. FELTON: They had one on a Saturday
16 morning sometime this year.

17 MS. ARMISTEAD: The March 15th meeting held
18 here at Ruffner, it was 8:30 to 12 noon, and that was
19 publicized through the TMCs, and some were delivered
20 directly through management staff. We sent or
21 hand-delivered flyers to each home.

22 MS. FELTON: The one tonight I was told not
23 by notice. I was told by someone. I was told what
24 time the meeting was going to be.

25 MS. ARMISTEAD: I apologize for your not

1 receiving the notice. What we have done in the past
2 when we have community meetings, we will utilize the
3 Tenant Management Corporations to deliver the notices
4 for us. Sometimes we will have staff deliver the
5 notices. We usually do a flyer. I'm not quite certain
6 how it was done in Young Terrace.

7 MS. ANDERSON: I'm one of the ones that puts
8 out the flyers. Sometimes they have the screen doors
9 locked, and if the weather is bad, they blow away.

10 MR. MILLER: We apologize for that and will
11 certainly do better.

12 Next is Ms. Thaler McCormick.

13 MS. MCCORMICK: I have a little bit of a
14 different topic tonight. I'm Thaler McCormick, the
15 executive director of For Kids. I'm also the executive
16 director of the Norfolk Homeless Consortium. That's a
17 group of homeless service providers here in Norfolk
18 that serve all of the homeless individuals and families
19 of our community and provide services for families and
20 individuals throughout the city.

21 I'm here to talk about the components of the
22 plan that are addressing some of the key changes that
23 the houses authority is making over the next year and
24 five-year plan.

25 The Norfolk Homeless Consortium is hugely

1 appreciative of the work of the NRHA. We think NRHA
2 does great work and is essential to the health and
3 wellbeing of Norfolk. Because of that, we have looked
4 carefully at the plan and its role for our city and for
5 all of you all as we look ahead in the coming years.

6 There's a couple things we want to make
7 really clear. We very much support the Housing
8 Authority's efforts to improve public housing. We also
9 support the Housing Authority's efforts to
10 de-concentrate poverty. We think that's important for
11 a healthy city.

12 We have a couple of concerns that we want to
13 talk about. Primarily our concern is all of the
14 efforts to improve public housing and to de-concentrate
15 poverty have to be done with a commitment to replace
16 the low-income units that are lost to redevelopment.
17 The private markets, we can't replace those units in
18 our community, particularly for the very low income.
19 At the 0 to 30 percent level, NRHA is the only game in
20 town, because the private market just can't fill the
21 gap. So that's very important. At 0 to 30 percent,
22 that is minimum wage families, laborers, and the
23 disabled.

24 With the Norfolk Homeless Consortium we have
25 a daily capacity for families of about 71 families per

1 day. And even small tweaks in NRHA's plan have the
2 ability to drown us at the lowest level. So small
3 changes in the NRHA plan can really cause us to be
4 dumped on, and we're not meeting the need now.

5 Over the last three years with NRHA's
6 changes with Broad Creek and several of the other
7 redevelopment properties, we've lost 400 units in the
8 city of Norfolk for the very low income. And for the
9 first time we started to see an uptake in family
10 homelessness. We have made great strides over the last
11 few years in reducing homelessness in the city, so
12 we're concerned, and we want to make that note.

13 So we don't want to stop progress. We want
14 to have public housing. We want to de-concentrate
15 poverty, but we want to make sure you're replacing the
16 low-income housing, because you guys are the only game
17 in town. We're deeply concerned what the impact is
18 going to be on our community.

19 It's cheaper to house people than it is to
20 fund them in shelters. Shelters are unbelievably
21 expensive for the community and hospitals and jails.
22 We will advocate for the funding for you guys. We'd
23 rather have people housed. We will be your advocacy,
24 but we think it's important that people remain housed.

25 We're asking for all the housing to be

1 replaced with rental units serving the original housing
2 market sector. With the de-concentration of poverty,
3 that that be in your plan that you have the safeguards
4 to ensure that these efforts won't result in the
5 reduction of low-income-housing units.

6 We want to de-concentrate poverty. We're
7 very concerned that we not eliminate this essential
8 housing in our community when you're the only game in
9 town. Thank you very much.

10 MR. MILLER: Those are the only folks who
11 have signed up in advance to speak. I'll call on
12 anybody else who came in late or has changed their mind
13 or gotten brave.

14 MS. SALAAM: Laudsia Salaam. I'm a resident
15 of Tidewater Gardens. Talking about the changes going
16 to originally take place in Tidewater Park and in Moton
17 Circle, I agree with the young lady. One thing she
18 said that's very useful is we, as a community, we can't
19 look to you all to pull us together. We have to do
20 that ourselves. I hope that we get your assistance in
21 the things that we need done. Yet we cannot blame you
22 all for what's going on in our neighborhoods, but yet
23 pull together. In the midst of the changes that are
24 going on, and I say particularly Moton Circle, because
25 that's the next public housing that's going to be torn

1 down.

2 What are the efforts you are doing to make
3 sure people are getting available resources whether it
4 be budget counseling, credit counseling, job training,
5 etc.? Is there a re-enforcement for residents to
6 utilize these things, because sometimes they don't, so
7 that they can move forward? Or are you all more
8 concerned in making sure people get placed wherever
9 they go without them moving forward in the things they
10 desire to accomplish?

11 If they go down and scatter like other
12 public housing, then Tidewater Park comes down and
13 other public housing comes down, and it's going to be
14 the same.

15 What I'm looking at is I'm for change. I
16 like the fact that Norfolk wants to build up and bring
17 in the big income, but what about the people who don't
18 have a high income who they not be able to live in the
19 expensive neighbors? Are you going to reinforce the
20 fact that these people don't get thrown out somewhere
21 by giving them a Section 8 voucher? Are you looking to
22 just, here, take this and go to another public housing?

23 We know you want to bring up the property
24 value, and the City wants it to look good. I'm all for
25 change, but at the same time I'm concerned for

1 residents that are paying taxes like the people you're
2 trying to bring in. Some of us may have minimum-wage
3 jobs and so forth, but we still pay taxes, and we still
4 have a voice, and we still are concerned.

5 Enough of us don't get notified about what's
6 going on. We know that's not NRHA's responsibility.
7 But when we don't know what's going on, whether it's
8 management or whoever, that creates a problem.

9 My concern is you don't try to push us out,
10 because they want to build up. Make sure the residents
11 are being reinforced with what's out there to be
12 utilized. Make sure people are staying up on them,
13 because there are ones who want to do better and that
14 want to get out. I don't speak for everybody, but I
15 speak for the ones who want to get out, who want to
16 move up. Sometimes people settle for less when they
17 feel people are in authority and have more power, and
18 they feel this is all we have to accept. Don't do us
19 like that, and I say don't let them do us like that.
20 Fight for what's available to us like what's available
21 to everybody out there. We pay our taxes, too.

22 MR. MILLER: Two things I'd like to say with
23 regard to your comments that may be of some help to
24 you. One, and you said you didn't speak for everybody
25 here. I don't speak for the board until the board

1 votes on something. I'm careful when I say something
2 as the chairman, because we all have different ideas,
3 and there are seven of us.

4 I do think I speak for them when I say we do
5 have the responsibility to get notices to you. That's
6 the staff's problem and ours and TMC's problem. You
7 ought to be notified. You should have easy access to
8 the information. We want to answer your questions as
9 best we can. We need to fix that if that's not
10 happening.

11 Number two, I think the hardest thing that
12 NRHA does is exactly what you're referring to. By that
13 I mean it's not building a house or unit. It's not
14 fixing it whether we have the parts or not. Those
15 aren't the hard things. The hard things are making
16 sure that residents in our communities have the things
17 that they need so that they can grow and go on to
18 whatever it is they want to go on to. We basically
19 classify those or call those supportive services.

20 We never have enough money to do what we'd
21 like to do. We never have enough people. Frankly,
22 some of those programs are more successful than others.
23 But in my mind, the very hardest thing that we do is
24 exactly what you're talking about. I think that we
25 provide a decent place in terms of structure. If the

1 roof leaks, we fix it. If the heat doesn't work, we go
2 fix it. At least I hope we are. I mean, I've had the
3 heat out for two, three days in my house for lots of
4 reasons.

5 That's the hardest thing, whether it's job
6 training or credit counseling or whatever, Mr. Turner
7 is a staunch advocate, and once we hear from him
8 probably every other meeting about those things, that's
9 the hardest thing.

10 Frankly, as Ms. Anderson said, public
11 housing was originally conceived as a steppingstone.
12 Whether you like that or not, that's what it was
13 conceived as. In Young Terrace they burned those
14 houses down. That's the hardest thing that we do.
15 That's the thing that we're the least successful at.
16 It's the thing that we talk a lot about at the board
17 level. How can we do that better?

18 I can't give you a lot of crystal ball stuff
19 or promise that and say we're going to do X-Y-Z, and
20 it's all going to be fine. But we work very hard.

21 Is Ms. Hinson here today? There she is.
22 She's in charge of that. She's tough because she wants
23 it to be right.

24 Let me just tell you, from the board's
25 perspective, that we are as concerned as anybody about

1 those things. We grapple every meeting with ways to
2 improve that and ways to do it better. We encourage
3 you to talk to our staff and give us ideas. If you're
4 not getting something you need, raise your hand and ask
5 for it, and I can promise you that the board will do
6 its best to ensure you are the best we can give you.

7 Let me go on and hear from anybody else who
8 hasn't spoken yet.

9 MS. JACKSON: I raised six children and they
10 went to high school. It can be done.

11 MR. MILLER: No question. You have to have
12 a plan.

13 UNIDENTIFIED: The plan is already built for
14 Tidewater, but you don't know what you're going to do
15 with the residents. You haven't come up with a
16 solution for that. You're going to tear down --

17 MR. MILLER: No. We don't have a plan to
18 tear Tidewater down. There is no plan that we've
19 looked at or consulted about. There is no plan. Do
20 lots of people in the city think it's going to be torn
21 down one day? Absolutely. We don't have -- let me
22 assure you one thing. I'll be happy to ask my
23 colleagues to tell you their views. Today and since
24 I've been on the board, there has been no plan brought
25 forward, no direction from the board, to create a plan,

1 nothing as it relates to that.

2 I think it was two years or three years ago,
3 Rodney, that a lady came to this meeting, and she said
4 -- and I thought this lady knows what she's talking
5 about. She said this land is very valuable, and one
6 day something is going to change here. I thought she's
7 probably right. But that's, you know, trying to
8 predict the future, and the board has not in any way
9 addressed any of those issues.

10 Yes, sir.

11 MR. SATTERWAY: My name is James Satterway,
12 and I come from the facility of St. Mary's. I'm here
13 representing them tonight.

14 I have several questions to ask. Number
15 one, the facility provides a lot of outreach to
16 Tidewater. You made a statement and the statement has
17 been made that nothing has been planned for Tidewater
18 Gardens. Having been to the St. Paul's Quadrant review
19 board, I'm just going to ask very simply now, does HUD
20 in the HUD five-year report that's going to be given to
21 this board on the 14th and then passed to HUD on the
22 15th, does it include any provisions that you're going
23 to request demolition for that property over there?

24 MR. MILLER: Let me tell you what I know,
25 and then I'll ask Mr. Montgomery what he knows.

1 MR. SATTERWAY: That's not what I meant.

2 MR. MILLER: NRHA does not read the quadrant
3 study. There's the St. Paul's Quadrant study that
4 includes that whole area, basically across the street
5 over to the Old Downtown Shopping Center and up to
6 Brambleton Avenue. There are churches in there and
7 businesses in there. The post office is kind of across
8 the street. NRHA has the largest land mass in there of
9 anybody.

10 There have been lots of people who have
11 suggested what needs to happen over there. The City is
12 leading the planning process. We're involved in it,
13 but not just like the charge is, but we're not running
14 that process. They're going to come back -- they,
15 meaning the City, along with us and along with
16 St. Mary's and everybody else involved with it -- and
17 they're going to come back with a conceptual plan of
18 what we'd like to see happen in that area of the city
19 over the next number of years. I haven't seen anything
20 that's tangible that's going to say we want to take
21 down this building or we want to build some housing or
22 office buildings or a museum there.

23 So when I say we haven't had a plan and the
24 board hasn't directed anything, I'm trying to be as
25 open and honest as I can. We don't know what's going

1 to happen. We don't know what the plan is going to
2 say. I'm stretching a little bit here. We're kind of
3 just like anybody else who owns property there.
4 Because we're funded by the City and because we're the
5 largest landowner and involved in the discussions, but
6 this board would have to vote, and we'll have to ask
7 HUD whatever it is that ultimately happens.

8 This board has not considered anything as it
9 relates to that area. The board has not directed the
10 staff to do anything other than to participate in the
11 meetings. So if they come out with their plan or their
12 first draft of their plan and say we think we ought to
13 tear Tidewater down and do X-Y-Z, they can make that
14 recommendation. The board hasn't made that
15 recommendation. The board hasn't asked staff to make
16 that recommendation. We're like everybody else. We're
17 listening and saying give us some ideas of the best way
18 to help this quadrant in the city be a better quadrant.

19 Is that clear?

20 MR. SATTERWAY: I understand your position
21 on it that, as an agency, you're only involved in the
22 processing of that decision with the City. My concern
23 is and St. Mary's concern is the steering committee for
24 the Tidewater project has been on board for almost
25 three or four years. Architects were brought in and

1 consultants, and we had a big meeting here. That
2 layout of the land eliminated the Tidewater Park. I
3 don't think that you right now can answer it or anybody
4 else, but it should be a perspective that Tidewater
5 Gardens, and next will be Young Park, and next will be
6 Calvert Square, because they're all adjacent, and I
7 know people look incredibly that that's not a
8 possibility.

9 MR. MILLER: I didn't say that. I'm not
10 saying it's not a possibility. What I'm trying to say
11 to you -- I don't want to overstep my role here too
12 far. As I indicated to you, I don't speak for all my
13 follow board members until we take a vote, and then I
14 can speak for them.

15 It seems to be as obvious to me as it was to
16 the lady who came and spoke two or three years ago,
17 that eventually -- and I don't know if that means three
18 years from now, five years from now, ten0 years from
19 now, or twenty years from now -- what you're saying is
20 probably going to happen in some way, shape, or form.
21 But just like we did Broad Creek, if you asked us 10
22 years ago what was going to happen to Broad Creek in a
23 year, we couldn't tell you.

24 What I'm suggesting to you is that over time
25 those things will likely change. We're trying to find

1 ways to make the environments that our communities are
2 in better. We're always looking for money and ideas to
3 do that. What that ultimately means at the end of the
4 day, I would just be guessing to tell you. I don't
5 have any inside information. I'm not driving the
6 process. I'm sitting here giving my input. So for me
7 to tell you one thing or another would just be crystal
8 balling it.

9 MR. SATTERWAY: The process is occurring
10 right now.

11 MR. MILLER: When is our next update
12 meeting, Mr. Montgomery?

13 MR. MONTGOMERY: The City has to call it.
14 They haven't called it.

15 MR. JORDAN: Just to clarify, in the annual
16 plan of the last couple of years, we have referenced
17 Tidewater Gardens and St. Paul's Quadrant as being
18 studied. I want to make sure that's clear.

19 MR. MILLER: Don't misconstrue what I'm
20 saying. Are we looking at it? Yes. Are we talking
21 about it? Yes. Has this board or this organization
22 said here's what we want to do? No, in any kind of
23 form or substantive way. We can all guess what might
24 happen, but I'm not going to do that.

25 MS. JACKSON: Imminent domain. It was

1 supposed to be done by '07, Tidewater Park.

2 MR. MILLER: Imminent domain doesn't affect
3 Tidewater Park.

4 Mr. Walsh?

5 MR. WALSH: Neil Walsh. I represent Sacred
6 Heart Church. In conjunction with St. Mary's, we do a
7 lot of outreach work in the local community. If you
8 could, Mr. Miller, I would like you to address the
9 point that Ms. McCormick brought up. I would like to
10 ask you all to address it from a policy principles
11 standpoint the issue of displacement-replacement of
12 low-income housing. What is the City's direction to
13 you or what are your guiding principles as you develop
14 plans for the removal of certain areas? When those
15 plans get discussed and eventually implemented, what
16 are your principles as far as if you remove 400 units?
17 Do you have some sort of specific plan for the
18 replacement of them?

19 MR. MILLER: I'm not here to have a policy
20 discussion, but I'll try to give you a couple things
21 that you want. In Broad Creek we did not. In Moton,
22 our application, we did. I'm going to tell you that we
23 don't have a written policy that says we will. Even if
24 we had one, we could change it tomorrow. So it's the
25 will of the board and the will of the City and the will

1 of HUD all rolled in together. They all have to kind
2 of agree.

3 The City, if we have a plan to do something,
4 the City gets an opportunity as the people who really
5 get the money and give it to us, they get the
6 opportunity to recommend or not recommend it.

7 HUD can say yes or no. They ultimately
8 decide. So the three of us work in concert, and all I
9 can tell you is that our recent tendency has been, at
10 least as I use the Moton example, is to replace one for
11 one. Our last situation we actually exercised in Broad
12 Creek was not that. So I can't tell you where this
13 board will be a year from now on that subject. I can
14 only tell you kind of where we've gone and where I
15 think we're headed.

16 MR. BILL: Bill (inaudible), formerly
17 homeless, 521 Greer Avenue. I wonder if you would give
18 us some idea of what the size of this average waiting
19 list is.

20 MR. MILLER: Average site weight list.
21 We're not all site based.

22 MS. ARMISTEAD: Arlene, do you remember the
23 numbers off the top?

24 MS. ARLENE: We have 2,567 for public
25 housing on the waiting list.

1 MR. MILLER: When did we purge that last?

2 MS. ARLENE: We haven't purged it yet. The
3 waiting list is open for 3, 4, 5, 6, and 7 bedrooms.

4 MR. MILLER: How old are the oldest entries
5 on the waiting list?

6 MS. ARLENE: Last year.

7 MR. MILLER: How old is the waiting list,
8 because what happens is, it's 2500 entities right now
9 or families or individuals, households. What happens
10 is, if you've got a year or two-year-old waiting list,
11 a lot of the people have gone on somewhere else. They
12 found housing, got a job, bought a house. If we opened
13 the waiting list back up and purged it, it might be
14 less. Right now it's about 2500 households.

15 1976 in Section 8 -- they can be on both
16 lists, Arlene? They can be on both lists. I can't
17 tell you how many are. It's at most on the waiting
18 list 4400. It could be less than that. If we opened
19 it up again it could be more than that.

20 MR. MILLER: Ms. Hile? We're getting near
21 the end mile.

22 MS. HILE: No, thank you.

23 MR. MILLER: Does anybody else have anything
24 they'd like to say?

25 As I indicated to you, these comments will

1 be taken back by the staff. The staff will be
2 available outside in the lobby to get some specifics or
3 to deal with specific questions. There is a Resident
4 Advisory Board, and the Neighborhood Committee will be
5 looking at this, and our board will consider it again
6 in about two weeks. So we've probably had about 20
7 meetings or so so far with residents and so forth, and
8 we're getting near the end of us submitting this plan.
9 There's about two weeks left. So I encourage you to
10 feedback to the board or to the Tenant Management
11 Groups for the Resident Advisory Boards or us if you
12 know us and feel comfortable telling us what you think
13 or staff.

14 With that, I'm going to close the public
15 hearing for the night, and we'll be here and available
16 for some time to answer your questions.

17 MS. JACKSON: I think this is very good that
18 the residents come to these meetings so they can really
19 understand what is going on.

20 MR. MILLER: We appreciate you coming.

21 MS. ANDERSON: Will the residents be able to
22 get a meeting with the ones that are making the
23 decisions? You all are just here.

24 MR. MILLER: Making decisions for what? The
25 board will make the ultimate decision, but it goes

1 through about 20 meetings and all sorts of input. The
2 staff will ultimately bring us a final product. You've
3 seen drafts on the web site as I explained. They're
4 out in the housing communities. TMCs have them. RABs
5 have them. They're been circulating for a couple of
6 months.

7 MS. JACKSON: You said when it came to the
8 decision on Tidewater being destroyed, that wasn't
9 something you decided.

10 MR. MILLER: No, ma'am. I was trying to
11 tell you that Tidewater is part of a bigger piece of
12 the city that is being studied, and the City is in
13 charge of that study. Out of that study, the group
14 that's working on it will come forth and say here's our
15 plan for the St. Paul's Quadrant. It will include all
16 that land that includes Tidewater. What that plan is
17 going to say, we don't know yet. They're taking
18 information from residents and businesses and from all
19 sorts of people. Ultimately, the City can't do
20 anything with Tidewater unless this board agrees and
21 unless HUD agrees.

22 So some big plan will come out and go to the
23 City and go to HUD if it affects Tidewater Gardens. If
24 it doesn't affect Tidewater Gardens, they can do
25 whatever they want to do. If it doesn't, this board

1 will have to agree it and the federal government will
2 have to agree to it before anything happens.

3 Public hearing is closed. We'll adjourn to
4 the lobby. Thank you for coming.

5 (Meeting adjourned at 7:13 p.m.)
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1 COMMONWEALTH OF VIRGINIA AT LARGE, to-wit:
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4 I, Kimberly A. Watrous, a Notary Public for
5 the Commonwealth of Virginia at Large, of qualification
6 in the Circuit Court of the City of Norfolk, Virginia,
7 and whose commission expires September 30, 2009, do
8 hereby certify that this proceeding was recorded in
9 Stenotype by me and reduced to computer printout under
10 my direction; and that the foregoing constitutes a
11 true, accurate, and complete transcript of such
12 proceeding.

13 I further certify that I am not related to
14 nor otherwise associated with any counsel or party to
15 this proceeding nor otherwise interested in the event
16 thereof.

17 Given under my hand and notarial seal this
18 10th day of April, 2008, at Norfolk, Virginia.

19
20
21 Kim Watrous
22 Notary Registration No. 195088
23
24
25

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Workshop Overviews Resident comments:

ACOP – Arlene Hinson, Donna Mills

- How long after being evicted from PH can a person reapply? (can reapply anytime, but eligibility based on offense)
- What is the age that a child can have their own room? (18 years of age)
- Recommend changing moving requirements for transfers to 5 -10 days.
- Recommend parking decals for public housing
- Recommend more lighting in public housing
- Recommend more programs for the youth
- Eviction process explained
- Request that we address the loud music played in communities (cars/units).
- How old must an applicant be in order to apply for Section 8? 18 years old
- What is the difference between income limits and income tiering? Income limits are the maximum amount of monies a family can make in order to be eligible. Income tiering is selecting applicants based on the amount of their income.
- Eviction process is fair - residents believe there should be a warning issued to the family and any further problems should result in a lease termination.
- Policy located in each rental office
- ACOP overview provided
-

Safety and Security – Karen Hughes, Manuel Hammond

- Violence against women act explained. Resident asked for copy of policy, which is located in the rental office.
- Possibility of video cameras discussed. Residents asked about them being vandalized, location and privacy. Most residents were in favor of having cameras.

- Ban policy discussed. Some residents concerned with how it works and who it applies to.
- Question how we determine placement of CRO office?
Answer: high incidences of illegal activities. However, officers don't spend much time in the office anyway. They are normally out patrolling.
- Residents want automated lighting

Community Improvement – David Heim

1. Overview of the Capital Fund Program given
2. Brief description of the larger projects in NRHA neighborhoods given
3. Discussed future improvements in Grandy, Moton, Oakleaf
 - Question: water pressure in Grandy and temperature.
 - Meaningful programs provided for youth
 - Handicap and elderly parking (about half want decal controlled parking)
 - Demolish or renovate Moton.

Comments/Questions in General:

- Question: water pressure in Grandy and temperature.
- Statement- Seniors being targeted in Broad Creek. Said security is a major issue. Want police to patrol neighborhood more often. Neighborhood watch is needed.
- Moton – Resident asked if we would renovate opposed to demolish. Mr. Heim explained that that was not an option we were considering but it is possible. One of the drawbacks to renovating is it is sometimes more costly to renovate than to rebuild.
- Recommend decal controlled parking
- Drainage and flooding a problem
- What is going on with Tidewater? City is still in the planning process.
- Individual housing units desired

- Potholes need addressing
- Hunter Square wheelchair person on 3rd floor and getting out in the event of an emergency is difficult
- Youth programs needed
- Work orders are not completed in a timely manner
- FSS program participant completed program but unable to return to BCR because home business not allowed.
- Comments from Ms. Richey: fix potholes in service roads, brick curbs on service lanes and sidewalks, books, uniforms and school supplies for elementary schools, stop signs, yield signs and deaf child signs and speed humps needed, Want more computers and basketballs, Make volunteer community services mandatory, plant flowers to improve overall appearance of community, extend daycare for working parent so that day care issues will not effect employment, GED program for youth and adults, drug and alcohol program for youth and adults, basketball hoops and nets for recreation center (inside and out), high rise for seniors, transportation for field trips from the recreation center, shelter and food pantry for all public housing projects, job opportunity Inc. for all communities, give financial assistance to those trying to get out of public housing (perhaps a grant or stipend and by application), new playground equipment for play park ASAP, drug dealers must not be permitted as well as persons with felonies in public housing, beef up security and reinforce rules/laws, neighborhood watch program, police and community initiative for youth on gang drug and violence prevention, improve inside and outside appearance of communities and decal parking.

Resident Programs and Services –Julius Norman, Carla Holmes, Gwen Williams, Shirley Broom, Jennifer Branham
Overview of programs given: GED, FSS, ongoing counseling, credit counseling, earned income disregard, training programs, childcare, and homeownership programs (credit counseling, savings, maintenance of home, and homebuyer subsidies).



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March 12, 2008

Mr. Shurl R. Montgomery
Executive Director
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23510

Dear Mr. Montgomery:

I am writing on behalf of the Norfolk Homeless Consortium in reference to Norfolk Redevelopment and Housing Authority's request for comments for your PHA 5 Year and Annual Plan. We appreciate the hard work that NRHA does to provide housing for our community and improve our neighborhoods. We hope that our input will be helpful to you in completing your planning.

The Norfolk Homeless Consortium (NHC) is comprised of over 29 agencies and seventy-five individuals including shelters, supportive housing, and service providers. Our mission is to develop, sustain and coordinate a comprehensive continuum of care for the homeless citizens of the City of Norfolk in order to move the homeless population toward self-sufficiency and ultimately to eliminate homelessness. **Housing** is *central* to accomplishing this mission.

We are gravely concerned that NRHA's redevelopment of the neighborhoods of Broad Creek, Grandy Village and Oak Leaf Forrest have resulted in a net loss of over 400 units of affordable housing for our City. 2008 brought our **first increase in family homelessness** in Norfolk after years of hard-fought gains and we are now asking that there be **no further loss in affordable housing units in Norfolk**. *Specifically, we ask that all affordable housing units eliminated by redevelopment be replaced with rental units serving their original housing market sector or the population of greatest need.*

Income Tiering and Deconcentration of Poverty

The 2007 Annual Plan from NRHA included "income tiering" language which enabled the Authority to select mostly higher income households in public housing, thereby eliminating capacity of some 1,500 units to serve the extremely poor. We are pleased that the 2008 Annual Plan **no longer** includes "income tiering." However, the "deconcentration of poverty" language will have the same impact as it would require that mostly higher income households be selected for public housing. We urge that either the deconcentration of poverty language be eliminated or

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specific safeguards be added to all such sections that will assure that **efforts to deconcentrate poverty** will not result in a loss of affordable housing units serving their original housing market sector.

Housing for 0-30% AMI

Despite your data demonstrating that housing shortages are most acute for the extremely poor (10,000 households earning 0-30% AMI or around \$10,000/year), the Annual Plan will reduce the Authority's obligation to serve as a safety net housing provider. The elderly, disabled, retail clerks, minimum wage earners, and laborers are all in this income category. The Tidewater Gardens plan provides an illustration of how this will be accomplished:

- 600 units to be demolished
 - 510 (est.) serve extremely poor
 - 90 (est.) serve very poor
 - 2,100 units to be built with 600 units subsidized. Of the new units:
 - 200 to serve extremely poor
 - 200 to serve very poor
 - 200 to serve low income.
- Loss of units serving extremely poor: **310**

Numerous other **redevelopment** projects will repeat this pattern without a commitment to maintaining the City's affordable housing base. With their development experience, **your board and staff know more than others that the private market cannot replace these units. The members of the Norfolk Homeless Consortium know the ultimate cost when these units are lost.** Our system for the homeless has the capacity for only 71 families each day. Even a small policy shift from NRHA has the potential to **overwhelm** our system. While most would argue this would be bad human policy, it is important to note this would be extraordinarily bad *fiscal* policy. Shelters, transitional programs, jails and hospitals are a substantially more expensive way to house people than decent affordable housing.

Thank you for the opportunity to comment on your PHA 5 Year and One Year Plans. We believe that the missions of both NHRA and NHC are closely aligned and that through our mutual work we make Norfolk a better place to live.

With Best Regards,



Thaler McCormick
President, Norfolk Homeless Consortium
Executive Director, ForKids, inc.

Cc: The Honorable Paul Fraim
Mr. W. Sheppard Miller, III

City of
Norfolk

Commission on Aging / Long-Term Care Coordination

April 3, 2008

Ms. Phyllis Armistead
Property Management Director
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23510

REF: NRHA Housing Plan

Dear Ms. Armistead:

The Commission met today and asked that the following comments be forwarded to you regarding the NRHA Housing Plan. Our focus is the Senior population, but we have no objection to include the following populations in our comments as well, the "homeless," the returning "veterans," and the "disabled" citizens who will need housing considerations.

Our comments relate to creating a "community," not merely structures:

1. "Affordable housing" is preferred over "low income" or "public housing." Many Seniors are a few dollars over the income restrictions of some housing, but desire and need safe, clean and affordable housing.
2. Seniors prefer a "mixed use" community, that is to have shopping within walking distance. Ready access to grocery, pharmacy and variety stores are of concern and a great benefit to Seniors and others with limited, or no, transportation.
3. Seniors prefer to have a choice of living in "affordable housing" that may either be segregated by age, i.e., all Seniors in a mid-rise or high-rise, or within a "mixed income" and "mixed age" community. Just as there is diversity across the entire population, there is diversity amongst Seniors. Choice in Norfolk communities is important to them.
4. The overarching comment is that the housing be located in a "livable community." The quality of life for Seniors can be maintained, enhanced and made more "livable" in later years with the implementation of the above named comments/recommendations.

The Commission on Aging / Long-Term Care Coordination appreciates the opportunity to comment on the NRHA Housing Plan. The Commission's next objective is to help develop an overall City of Norfolk Plan for Housing with Policies that will include every facet of the city's population.

Thank you.

Sincerely,

Kathleen S. Blanchard, MBA
Chair

c/o Department of Human Services 741 Monticello Ave. Norfolk, Virginia 23510

Phyllis Armistead

From: John Kownack
Sent: Monday, March 10, 2008 12:06 AM
To: 'Bill Groom'
Cc: Phyllis Armistead
Subject: RE: Letter Of Comments On 2009 Annual Plan Draft Of Norfolk Redevelopment Housing Authority

Mr. Groom:

Thank you for taking the time to provide comments on the draft NRHA 2009 Annual Plan. We will include your comments in our continuing deliberations and in our final submission to HUD. Thanks again. JK

From: Bill Groom [mailto:norfolkhomeless@yahoo.com]
Sent: Saturday, March 08, 2008 4:37 PM
To: John Kownack
Subject: Letter Of Comments On 2009 Annual Plan Draft Of Norfolk Redevelopment Housing Authority

John Kownack,
Deputy Executive Director,
Norfolk Redevelopment Housing Authority

Comments on NRHA Annual 2009 Comprehensive Plan Draft

My comments are those of one who was formerly homeless, who is now privileged to share in the blessings of this community. Because a major factor in preventing homelessness is curtailment of the shortage of permanent housing available, I've become an advocate for affordable, accessible housing for those who need it. If we do not share our gifts with every facet of this community, albeit passively, we are consciously stripping its neediest members of their inalienable entitlements.

The goals of the NRHA's 2009 Annual Plan are laudable, but indeed challenging. Recent occurrences include the loss of the NHRA's power to replace housing in blighted neighborhoods as well as the continuing loss of its housing subsidies. With the NRHA's image problems in the past, a January, 2008, editorial in the *Virginian Pilot* is not optimistic about its likelihood of success. I believe that, to transform our city as it hopes, the NRHA must adjust its strategy to focus on transforming the lives of its middle- and low-income residents. It cannot do that without standing in solidarity with them to *help them help themselves*:

Key to the success of NRHA's strategy is the empowerment of those needing help by provision, on a much more than token basis, for their active participation in the planning and strategy of the process. (1)

Tracking of and followup on the number and income of people displaced is an essential ingredient of the plan to ensure accountability for achievement of its objectives.

The housing policy responsible for the present concentration of affordable housing in an older, less affluent section of the city negatively impacts both education and jobs for low-income people, whose means limit their access to growing communities. The NRHA's recognition of the need for mixed-income units and workforce housing as salient features of its plan comprehends that, to be af-

fordable, housing must be opportunity based—i.e., housing which is both affordable and located in growing communities. (2)

An ideal vehicle for achieving that desired result is the adoption by the city of *mandatory* inclusionary zoning (MIZ), which promotes opportunity based housing by requiring all new developments and redevelopments to include a minimum of dwelling units affordable (ADU's) to people with modest incomes. The mandatory requirement is abundantly fair to the developers in that the minimum ADU's are the byproduct of an exchange for a 20% density bonus that protects developer profits. (3)

Since the plan contemplates housing that low- and middle-income people can afford, that plan should specifically include measures by which development and redevelopment can ensure implementation of plan policies. Accountability for one- for-one replacement of all ADU's in the renewed area or someplace else in the city can be ensured by measures auditing the effectiveness of plan implementation)particularly in the face of the prospective annual loss of 240 units for low-income people).

Concerning funding, formation of alliances to ensure the realization of its goals will be expedited by the openness of the NRHA and its prospective partners to modification and fine tuning of its modus operandi for the optimal benefit of the low- and middle-income target population. Also it is my understanding that the state can provide enabling legislation for affordable, accessible housing through grants to local housing authorities. A state housing trust fund is another potential resource.

In closing, I'd like to reaffirm my endorsement of the stated policies of the NRHA in the comprehensive plan. It's the gap, however, between the goals and the effective implementation (without measuring tools to evaluate performance) of the strategy to achieve them that's the core of the problem for most disaffected people. There are means available to tighten that gap with the education, recruitment and participative cooperation of an ever-expanding community base.

Respectfully yours,

Bill Groom

521 Graydon Ave., Apt. D

Norfolk, VA 23507-1751

Tel.: 757-625-3739 (c)

Discussion Footnotes:

(1) The NRHA's image problems have their root in the repeated displacement of low-income people after falsely raising their expectations. Accordingly, the draining of the hope, trust and support of the very people the agency has committed on paper to help has unfortunately been fostered by the *actual* operating policy of the agency itself. And the absence of any *real* empowerment of those affected is primarily responsible for their festering resentment against the housing authority and the municipality. These are people who, in large part, have lived all their lives in this fair city and are entitled, on the basis of human dignity alone if not on the basis of residency, to have every opportunity to meet their basic human needs in the community in which they live.

(2) Housing Trust Fund monies appropriated by the city would be used to provide buyer/renter subsidies below levels that builders can reach as a matter of production cost. That would be the funding of the acquisition of 1/3 of the ADU's by a local housing authority or non-profits as specifically authorized by state code section 2305.

(3) Both Empower Hampton Roads (EHR)—an organization, whose primary issue is

affordable housing, to which I commit a significant portion of my time and talent—and the NRHA apparently regard opportunity based, work force housing as an element essential to achievement of their goals. In furtherance of the strategy for attainment of this objective, EHR has just entered into partnership with the Virginia Association of Realtors to promote that concept on the Peninsula and to work for realization of a similar alliance on the southside.

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Independence Center

Incorporated

Stephen L. Johnson, Executive Director

FACSIMILE TRANSMISSION

Date: 3/26/08
TO:
Name: Phyllis Armistead
Fax Number: 314 - 1306
Total # of pages, including cover: 5



Independence Center
Incorporated

Vanteria Clay

6300 E. Virginia Beach Boulevard
Norfolk, VA 23502-2827
(757) 461-8007 VOICE
(757) 461-7527 TDD

(757) 455-8223 FAX (1)
(757) 461-5375 FAX (2)

www.independence.org

ecinorf@independence.org

NOTES:

Please accept our
written comments
(attached) for NRHA's
draft Agency Plan.

Vanteria

If you do not receive all the pages, please call:

Office Phone Number: 757/461-8007

FAX Telephone or Facsimile Number (1): 757/455-8223

FAX Telephone or Facsimile Number (2): 757/461-5375

CONFIRMATION REQUESTED [] YES [] NO



Endependence Center Incorporated

Stephen L. Johnson, Executive Director

March 25, 2008

To: Norfolk Redevelopment and Housing Authority

Comments for Agency Annual Plan draft, FY 2009:

Endependence Center, Inc. (ECI) is a cross-disability organization serving individuals and families in South Hampton Roads. Endependence Center serves over 1,100 people a year, of which 95 percent have SSI or SSDI as their sole income. A person receiving SSI as sole income is considered extremely low-income with an annual income of only 11 percent of HUD's estimated Median Family Income. The fair market rent for a one-bedroom unit in Norfolk is \$787/month which is higher than the SSI standard amount of \$637. Many individuals with disabilities, because of their extremely low-incomes, are not able to afford non-assisted rent and utilities along with other needs such as food, clothing, modifications, personal care, and transportation.

Endependence Center's primary advocacy goal is focused on individuals with disabilities who are ready to leave institutional settings and transition to community living and those who are at risk of institutional placement. There has been much local and statewide discussion on the state's legal obligation to offer community placement to individuals with disabilities unnecessarily segregated in nursing homes and in other institutions. Individuals covered by the Olmstead ruling – those residing in institutions who wish to transition to the community – are in critical need of affordable housing.

As Virginia has begun to implement its *Comprehensive Cross-Governmental Strategic Plan to Assure Continued Community Integration of Virginians with Disabilities* and to collaborate with local governmental and housing officials and service providers, we recommend that Norfolk Redevelopment and Housing Authority (NRHA) include data within its Five-Year Agency Plan and Annual Plans to demonstrate the affordable housing need for people with disabilities who wish to transition from institutions to the community. As described in the Strategic Plan, one expected outcome is for this data and needs information to be considered as NRHA planning of affordable housing activities. To facilitate the planning of needed affordable housing activities, we request that this inclusion of data and needs information be a standard part of the data collection/housing needs statement of NRHA's Agency Plan.

As a measure to meet the housing needs of individuals who want to transition to the community, ECI recommends that NRHA include a local preference within the public housing and Section 8 Housing Choice Voucher (HCV) programs specifically for people

The Center for Independent Living serving South Hampton Roads

6300 East Virginia Beach Blvd.
Norfolk, VA 23502-2827

(757) 461-8007/V (757) 461-7527/TDD (757) 455-8223/Fax (757) 461-5375/Fax

www.endependence.org ecinorff@endependence.org

who are unnecessarily segregated in institutions and who are at risk of institutional placement. This is recommended as people in institutions applying for Section 8 HCVs will be competing with applicants with disabilities residing in the community, along with low-income working families. There are 10 nursing homes in Norfolk. As Virginia is working to ensure that people are transitioning to the community at a reasonable pace, measures such as this local preference will provide housing opportunities which is an essential factor in successful transition.

According to the 2008 Affordable Housing Needs Supplemental Findings report, there is a higher incidence of worst case needs, that is living in non-assisted housing with high rent burdens, for people with disabilities than was previously estimated in HUD's 2005 Report. The 2005 American Community Survey (ACS) estimated over 28,600 children, adults and seniors with disabilities living in Norfolk. A sample data from Census 2000 shows that there were at least 10,276 individuals/families with disabilities living in Norfolk below the poverty level; this figure represents 29 percent of Norfolk's population living under the poverty level. NRHA operates 3,610 units in public housing and administers 2,175 Section 8 Housing Choice Vouchers. Through HUD's subsidized housing inventory, we have identified 562 subsidized family units. Five of the 10 senior developments have admission policies that allow only a limited number of accessible units to individuals under 62. The public housing and HCV program and the private, subsidized developments, all maintain wait lists. Many individuals with disabilities are living in inaccessible housing unable to afford to make home modifications, homeless or facing homelessness, and living with high rent burdens. To adequately meet the affordable housing needs of individuals with disabilities, there is a need for more public housing units and Section 8 HCVs. As Mainstream and Fair Share vouchers become available, we request that NRHA apply for these special purpose vouchers to help meet the housing needs of people with disabilities. ECI would be happy to collaborate with NRHA and assist with outreach efforts to the disability community.

A majority of individuals with disabilities want to live in integrated, mainstream housing within their community, not segregated in a "special" housing development targeted specifically for people with disabilities or for individuals with a specific type of disability. According to the draft Plan, to increase the availability of decent, safe, and affordable housing, NRHA proposes to leverage funding to create additional housing opportunities, including partnering with entities to create housing opportunities. HUD Section 811 funding can also be considered in creating accessible units for people with disabilities integrated within a development. We request that as NRHA partners or collaborate with developers and non-profit housing organizations to encourage them to utilize universal design as a standard practice in their housing construction. These features will provide safety, full use and enjoyment of housing for people with disabilities, seniors and other citizens as well. We request that NRHA encourage developers to create affordable housing on public transportation routes and close to shopping areas. We also request that NRHA encourage housing developers to set aside or prioritize their accessible units within their developments for people with disabilities who need these accessible features. As NRHA utilizes low-income housing tax credits or

March 25, 2008

Page 3

partners with developers using these tax credits, we request that developers and owners become aware of the option to waive income restrictions for tenants receiving Section 8 HCV assistance. Many existing tax credit properties pose income restrictions regardless of Section 8 assistance, thus available affordable and accessible units are not attainable to individuals with disabilities who are extremely low income. This policy appears to create an impediment to fair housing choice as it will cause a disparate impact on rental applicants with disabilities.

As NRHA also proposes to buy and/or construct townhomes and single family units, acquire and renovate distressed housing properties, we recommend that NRHA ensure that that these units include subsidies to accommodate individuals with extremely low income and include accessible units.

To improve community quality of life and economic vitality, NRHA plans to designate developments or buildings for particular resident groups, such as for people with disabilities. Are these developments to create additional senior public housing properties that include non-senior persons with disabilities? As mentioned earlier, a majority of people with disabilities prefer to reside in units that are integrated within mainstream units. These units can still be designated as public housing units specifically for people with disabilities to ensure that these units are occupied by someone with a disability.

There has been much support and initiatives enacted by HUD and the Administration to increase homeownership opportunities for people with disabilities. According to the draft Plan, one of NRHA's strategic goals is to implement the Section 8 Voucher Homeownership Program and to establish program goals with local partners. We recommend that NRHA provide facilitation for interested people with disabilities who have very low and extremely low incomes as they work with various banks and loan programs.

We request that for the "statement of housing needs," that NRHA include data on individuals/families with disabilities. The draft Plan shows that there are 219 individuals/families on the Section 8 wait list; and 81 on the public housing wait list. Our concern is that there are many people with disabilities who may be not becoming aware of when NRHA is accepting applications or there may be barriers preventing them from applying. We are aware that NRHA practices its policy to reasonably accommodate individuals with disabilities and is involved in outreach to the disability community. We recommend that NRHA continue to ensure that the public is made fully aware of its reasonable accommodation policy for all its programs. For outreach, ECI is available as a resource to collaborate and participate in NRHA's outreach efforts to the disability community, particularly to those residing in nursing homes.

One of the strategies outlined in the draft Plan is to develop more accessible housing. Statistics support this goal to create more affordable, accessible units. According to the 2005 ACS, an estimated number of 17,430 Norfolk residents reported to having a physical disability. This is nearly 10 percent of the total estimated population in

March 25, 2008

Page 4

Norfolk. This statistic is beyond the minimum 5 percent of accessible units that HUD requires of federally-assisted housing.

To determine Section 8 program eligibility, rental history is one component of the screening conducted by NRHA. Is the purpose to target individuals with unpaid rent? What is considered acceptable rental history? How will this screening impact individuals with negative histories or no rental history? Some individuals may have negative rental histories but may be able to locate a landlord that would be willing to work with the potential tenant.

In regards to NRHA's HOPE VI revitalization project, we recommend for any loss of affordable, accessible housing, that these units are replaced as accessible, public housing units in other existing assisted communities or in other new or renovated housing developments.

NRHA currently offers an emergency home repair program and a home rehab loan program for homeowners, which is available to individuals with disabilities who need assistance with the cost of home modifications. Because of the lack of subsidized, accessible housing, grant funds are needed to assist Norfolk residents with this need. We recommend that NRHA acquire additional funding, such as through CDBG or HOME, to provide adequate grant assistance to not only homeowners, but also tenants living in unassisted housing. Many homeowners and tenants of non-assisted housing cannot afford to make modifications such as ramps, widened doorways, roll-in showers and certain bathroom and kitchen modifications; or can afford to make a financial match towards the assistance. Without modifications, individuals become isolated within their homes and become restricted to certain areas of the home. These features will allow people, who cannot afford newer and higher cost housing, to remain in their own homes, and will allow seniors and others to have safe housing.

Submitted by,



Vantoria Clay
Housing and Transportation Coordinator



TENANT CHARGE CATALOGUE

The Tenant will incur the following cost, if any items are missing or damaged to the replaced. At the time of move-in you are given a Move-in Inspection form to be used in with your unit. What is not indicated or corrected at move-in becomes the responsibility costs are based on the average present prices and are subject to change should the cost for replacing items. Please note this is not an all-inclusive list and you could be charged of items not on this list. Tenants will not be charged for damages due to normal wear and tear. This addendum is part of your lease agreement.

Federal Register 24 CFR, Part 966.5 - Posting of policies, rules, and regulations.

Labor rates are based on \$24.00 per hour for Community Site Maintenance

Electrical:

	Materials	Labor
Replace Ceiling Light	\$15.00	\$24.00
Light Bulb (Florescent)	\$3.00	\$6.00
Light Bulb (Incandescent)	\$1.00	\$6.00
Repair Wall/Switch	\$2.00	\$12.00
Replace Wall/Switch Plate Cover	\$1.00	\$6.00
Repair/Replace Smoke Detector	\$9.00	\$12.00
Reset Breaker		\$12.00
Install Air Condition Circuit	\$75.00	\$220.00
Install Phone Jack	\$20.00	\$75.00
Specialized Electrical Staff		\$73.65

Paint

One-Bedroom Unit	\$120.00	\$255.00
Two-Bedroom Unit	\$165.00	\$260.00
Three-Bedroom Unit	\$210.00	\$265.00
Four-Bedroom Unit	\$255.00	\$270.00
Five-Bedroom Unit	\$300.00	\$275.00
Refinish Kitchen Cabinets	\$35.00	\$96.00
Touch up painting (Per hour)		\$24.00

Charges based on length of occupancy

0-6 months
6-12 months
12-24 months
24-36 months
Over 36 months

Sheet Metal:

Replace Window Screen	\$18.00	\$12.00
Replace Door Screens	\$20.00	\$24.00
Replace Metal Screen Door	\$225.00	\$48.00
Replace Window Glass	\$21.00	\$24.00
Replace Window	\$225.00	\$72.00

Plumbing:

Unstop Sewer Line (Baths & Kitchen)		\$96.00
Replace Bathroom Sink	\$60.00	\$36.00
Replace Bathroom Sink Faucet	\$60.00	\$24.00
Replace Commode and Tank	\$90.00	\$24.00
Replace Commode Seat	\$10.00	\$12.00
Replace Shower Head	\$35.00	\$12.00
Replace Tub Faucet	\$60.00	\$48.00
Reglaze Bath Tub	\$185.00	-----
Replace Medicine Cabinet	\$60.00	\$24.00
Replace Kitchen Faucet	\$75.00	\$36.00
Replace Kitchen Sink	\$145.00	\$36.00
Specialized Plumbing Staff		\$65.10

Appliance:

Replace Kitchen Exhaust Fan	\$45.00	\$36.00
Replace Kitchen Exhaust Fan Filter	\$4.00	\$12.00
Replace Oven Racks	\$7.00	\$6.00
Replace Oven Burners	\$10.00	\$12.00
Replace Oven Door Seal	\$3.00	\$12.00
Replace Oven Door Hinges	\$5.00	\$12.00
Replace Oven Door Handle	\$3.00	\$12.00
Replace Range Burner	\$45.00	\$12.00
Replace Range Grate	\$5.00	\$6.00
Replace Range Knobs	\$5.00	\$6.00
Replace Electric Range Ring and Bowl	\$3.00	\$6.00
Replace Refrigerator Vegetable Pan Cover	\$20.00	\$12.00
Replace Refrigerator Butter Dish	\$2.00	\$6.00
Replace Refrigerator Egg Bucket	\$9.00	\$6.00
Replace Refrigerator Door Gasket	\$17.00	\$24.00
Replace Refrigerator Shelf	\$18.00	\$12.00
Replace Refrigerator Ice Tray	\$1.00	\$6.00
Replace Refrigerator Door Trim	\$7.00	\$24.00
Replace Refrigerator Door Handle	\$3.00	\$12.00
Replace Refrigerator Evaporator	\$85.00	\$60.00
Replace Refrigerator Cold Control	\$20.00	\$12.00
Replacement of appliances	Charged at current contract prices with consideration of the appliance at time of move-in.	

Carpentry/Structural:

Replace Exterior Door	\$325.00	\$48.00
Replace Interior Door	\$110.00	\$36.00
Replace Passage Lock	\$20.00	\$12.00
Replace Dead Bolt Lock	\$25.00	\$12.00
Replace Kitchen Cabinet Drawer	\$125.00	
Replace Kitchen Cabinet Door	\$65.00	
Replace Kitchen Counter Top (per linear		
Replace Kitchen Cabinet (per linear foot)		
Replace Hand Rail	\$35.00	\$36.00
Replace Canopy Shingles (per bundle)	\$20.00	\$36.00

Specialized Carpentry Staff

	\$78.10
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Flooring:

Replace Floor Tile	\$1.85 per sq. ft.	
Replace Ceramic Tile	\$16.00 per square foot	
Replace Sheet Vinyl	\$2.25 per square foot	
Specialized Flooring Staff	\$57.26	
Life expectancy of 15 years for tile	0-18 months	
Charges based on length of occupancy	18-36 months	
	36-54 months	
	54-72 months	
	Over 72 months	
Carpet cleaning	1 bedroom	
	2 bedroom	
Carpet cleaing - odor control	1 bedroom	
	2 bedroom	
Carpet replacement	1 bedroom	
	2 bedroom	
Life expectancy of 10 years for carpeting	0-12 months	
	Charges based on length of occupancy	12-24 months
		24-36 months
		36-48 months
		Over 48 months

Plaster:

Plaster Repairs (per square foot) 2.00

Plaster Repairs (per square foot)	\$2.00	\$12.00
Sheetrock Repairs (per square foot)	\$2.00	\$12.00

Extermination:

Extermination (if not ready)		
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Custodial

All cleaning of units prices includes materials:

Clean (1) Bedroom		
Clean (2) Bedroom		
Clean (3) Bedroom		
Clean (4) Bedroom		
Clean (5) Bedroom		
Remove Trash/Furniture from Unit		
Remove Paneling		
Remove Wall Paper		
Clean Yard		
Reseed Yard		

Miscellaneous:

Trash Cans		
Keys Made		
Key Cards Replaced		
Parking on Lawn		
Improper Disposal of Trash		

Returning Trash Cans

--	--

July 1, 2008

point they must be identifying problems of the Tenant. These owner incur a higher charge for replacement wear and tear. This

Total

\$39.00
\$9.00
\$7.00
\$14.00
\$7.00
\$21.00
\$12.00
\$295.00
\$95.00

\$375.00
\$425.00
\$475.00
\$525.00
\$575.00
\$131.00
\$24.00

100%
75%
50%
25%
0%

\$30.00
\$44.00
\$273.00
\$45.00
\$297.00

\$96.00
\$96.00
\$84.00
\$114.00
\$22.00
\$47.00
\$108.00
\$185.00
\$84.00
\$111.00
\$181.00

\$81.00
\$16.00
\$13.00
\$22.00
\$15.00
\$17.00
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\$57.00
\$11.00
\$11.00
\$9.00
\$32.00
\$8.00
\$15.00
\$41.00
\$30.00
\$7.00
\$31.00
\$15.00
\$145.00
\$32.00
ion given to condition

\$373.00
\$146.00
\$32.00
\$37.00
\$125.00
\$65.00
\$14.00
\$150.00
\$71.00
\$56.00



100%
75%
50%
25%
0%

\$45.00
\$60.00
\$245.00
\$275.00

\$1,265.00
\$1,648.00
100%
75%
50%
25%
0%

\$14.00
\$14.00

\$24.00

\$325.00
\$375.00
\$425.00
\$475.00
\$525.00
\$200.00
\$144.00
\$192.00
\$24.00
\$150.00

\$20.00
\$3.00
\$5.00
\$25.00
\$25.00

\$24.00

Midrises-

**Partrea
Bobbitt**

**Huntersquare
Sykes**

Bedroom Size	Flat Rent
One Bedroom	\$616.00
Two Bedroom	\$674.00

Midrise-

Franklin Arms *

Bedroom Size	Gross Flat Rent	Utility Allowance	Flat Rent
One Bedroom	\$616.00	\$55.00	\$561.00
Two Bedroom	\$674.00	\$80.00	\$594.00

Scattered Sites -

**North Wellington *
Family Self Sufficiency ***

Townhouses

Bedroom Size	Gross Flat Rent	Utility Allowance	Flat Rent
Three Bedrooms	\$976.00	\$106.00	\$870.00
Four Bedrooms	\$1,122.00	\$136.00	\$986.00

Single family homes

Bedroom Size	Gross Flat Rent	Utility Allowance	Flat Rent
Three Bedrooms	\$1,096.00	\$209.00	\$887.00

*** Residents are responsible for payment of all utility bills. Utility allowance deducted to determine flat rent amount.**

Upcoming Changes

As NRHA revitalizes our public housing communities (i.e. addition of air conditioning, newly constructed public housing units) the flat rent amounts will be adjusted accordingly. These flat rent amounts will be phased in after improvements and/or construction has been completed and is based on the following:

Bedroom Size	Flat Rent – Revitalized Units	Flat Rent – Newly Constructed Units
One Bedroom	\$488.00	\$611.00
Two Bedroom	\$586.00	\$732.00
Three Bedroom	\$677.00	\$846.00
Four Bedroom	\$755.00	\$943.00
Five Bedroom	\$832.00	\$1042.00
Six Bedroom	\$912.00	\$1140.00
Seven Bedroom	\$990.00	\$1238.00