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

Virgin Islands Housing Authority

PHA Plans

Restated 5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2008

Final Version – VQ001

September 28, 2007

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

PHA Plan
Agency Identification

PHA Name: Virgin Islands Housing Authority
PHA Number: VQ001/VQ901

PHA Fiscal Year Beginning: January 1, 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
☐ PHA development management offices
☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

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

☒ Main administrative office of the PHA
☐ PHA development management offices
☐ PHA local offices
☐ Main administrative office of the local government

☐ Main administrative office of the County government
☐ Main administrative office of the State government
☐ Public library
☐ PHA website
☒ Other (list below)
- St. Croix District Office

PHA Plan Supporting Documents are available for inspection at: (select all that apply)
☒ Main business office of the PHA
☐ PHA development management offices
☒ Other (list below)
- St. Croix District Office

RESTATED 5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. Mission

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

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: "To provide decent, safe and sanitary housing through quality maintenance, management and modernization services in a strategically planned and cost effective manner that will culminate in homeownership opportunities and a higher standard of living for Virgin Islands residents."

B. Goals

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

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

☒ PHA Goal: Expand the supply of assisted housing
Objectives:
- ☒ Apply for additional rental vouchers
- ☒ Reduce public housing viable vacancies to ten (10) percent or less for two (2) of the next five (5) fiscal years
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments. Subject to funding availability, VIHA estimates that it will begin development of a mixed income community that contains affordable housing rental and / or homeownership units
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing
Objectives:
- ☒ Improve public housing management and receive a PHAS score of 90 % or higher
- ☒ Improve voucher management and receive a SEMAP score of 90 % or

higher

- ☒ Increase customer satisfaction by periodic interaction between VIHA staff and VIHA's residents, participants, applicants, vendors and the broader community. VIHA anticipates conducting up to two (2) customer service surveys during the next five (5) years and responding to the concerns raised in the survey results.
- ☒ Concentrate on efforts to improve specific management functions as outlined in the Recovery Plan between HUD and VIHA.
- ☒ Renovate or modernize public housing units as outlined in VIHA's Vacancy Reduction and Capital Fund Program Plans.
- ☒ Demolish or dispose of obsolete public housing as outlined in VIHA's Vacancy Reduction and Capital Fund Program Plans.
- ☒ Provide replacement public housing for some of the obsolete public housing units.
- ☒ Provide replacement vouchers for public housing eligible families and other low income families as HUD increases VIHA's allocation of vouchers.
- ☒ Other: Apply for housing vouchers to assist in the relocation of residents currently housed in obsolete public housing during the renovation, modernization, demolition or disposition of obsolete public housing.

☒ PHA Goal: Increase assisted housing choices

Objectives:

- ☐ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☒ Increase voucher payment standards
- ☒ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs:
- ☒ Implement public housing site-based waiting lists at each newly acquired or built community that houses, partially or completely, public housing-assisted residents. Explore the possibility, and if feasible, implement site-based waiting lists at one or more of VIHA's existing communities or any other community that may be acquired by VIHA in the future.
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

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

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

☒ Implement public housing security improvements:
☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
☒ Other: (list below)

- Apply for and if awarded, expand Weed and Seed Program to the Estate Tutu Hi-Rise Community, to reduce crime, gang activity and drug use and trafficking in collaboration with federal and local law enforcement agencies. Implement educational and social programs to revitalize the community.
- Apply for, and if awarded, expand Weed and Seed Program to other qualified VIHA communities experiencing criminal activities that adversely affect the peaceful enjoyment of the communities by other residents.
- Research and apply for other grants, gifts, or awards from governmental and charitable sources designed to improve the community's quality of life and economic vitality.

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

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

Objectives:

☒ Provide opportunities that increase the number and percentage of employed persons in assisted families by approximately five (5) percent through the use of various self-sufficiency initiatives and through the community service requirement.
☒ Provide or attract supportive services to improve assistance recipients' employability and increase enrollment in such services by ten (10) percent.
☒ Provide or attract supportive services to increase independence or quality of life for the elderly or families with disabilities.
☐ Other: (list below)

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

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

Objectives:

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

☒ Other: Make steady progress toward fulfilling the responsibilities and requirements of the Voluntary Compliance Agreement between HUD and VIHA.

Other PHA Goals and Objectives: (list below)

VIHA Strategic Goal No. 1: Investigate, design and implement redevelopment initiatives, and investigate the development of additional affordable housing.

Goal No. 1 Overview.

VIHA will initiate a redevelopment approach under the strategic direction of the HUD Appointed Executive Administrator, and later, the VIHA's Board of Commissioners. VIHA will design and implement a "road map" that will focus on the development of additional housing resources and the gradual financial independence of VIHA. Subject to funding identification and availability, VIHA's redevelopment activities primarily will consist of a five-prong approach focusing on: (1) demolition of dilapidated and obsolete public housing, (2) modernization of remaining public housing, (3) redevelopment of affordable housing resources, (4) acquisition or additional housing resources, and (5) public/private partnerships culminating in new mixed income mixed finance communities.

Goal No. 1 Objectives:

Subject to funding identification and funding availability, VIHA will undertake the following objectives:

A. Demolition of Dilapidated and Obsolete Public Housing. Relocate existing residents either to other public housing or via replacement housing choice vouchers for which VIHA may apply. Demolish the obsolete public housing communities identified from year to year in VIHA's Annual Plans. Systematically identify any additional communities or units that should be demolished due to their dilapidated and obsolete condition assessed through the recommendations made by the most current Physical Needs Assessment/Viability Study.

B. Modernization of Existing Apartments. VIHA may develop additional high quality affordable housing resources by the modernization, major renovation, and/or demolition and/or major rehabilitation of apartments in one or more of the existing VIHA communities. Such modernization will include, but not be limited to, exterior masonry and structural concrete repairs, electrical and plumbing codes upgrades and energy-efficient improvement.

C. Redevelopment of Affordable Housing Resources. VIHA may redevelop one or more communities containing affordable housing on vacant land it currently owns, vacant land made that way through demolition activities, vacant land received from a governmental or charitable entity, or other land secured by VIHA. VIHA contemplates redevelopment using a mixed-income mixed-finance model.

D. Acquire Existing Property(ies). VIHA may redevelop additional affordable housing resources through the acquisition of one or more existing multi-family property (ies).

E. Acquire New Affordable Housing Resources. VIHA may acquire and newly construct marketable quality affordable housing resources.

F. Develop Additional Elderly Housing. VIHA may seek to develop additional elderly housing for low income families to meet the rising need for elderly housing resources in the Virgin Islands. In developing those resources, VIHA will seek to structure the housing in such a manner that it may become more and more self-sustaining over time.

G. Development through Public/Private Partnerships. VIHA may partner with the territory government, city, community development organizations, real estate companies, foundations, financial organizations and/or developers to create additional affordable housing resources and/or identify financial resources for affordable housing use.

H. Creation of a Redevelopment Subsidiary of VIHA. VIHA may create a redevelopment subsidiary or redevelopment entity through which it will engage in one or more of its redevelopment initiatives.

I. Interaction with other Redevelopment Entities. VIHA will continue to interact (directly or through a newly created redevelopment subsidiary) with territory and city entities with the same or similar redevelopment goals, focusing on the creation or maintenance of affordable housing resources in the Virgin Islands.

J. Develop and Expand Project Base Affordable Housing. Expand Project-Base Housing Choice Voucher (HCV) assistance by increasing the availability of affordable housing units through increased participation of private landlords and owners. First, enter into Housing Payment Contracts with private owners to project base up to 200 units of existing housing for 10 (ten) years through Housing Assistance Payment Contracts. Secondly, solicit proposals from landlords to utilize project based vouchers in the development and financing in the construction of new units for the Housing Choice Program. Selection of accepted tenants will be from VIHA's existing HCV waiting list.

VIHA Strategic Goal No. 2: Develop a viable homeownership strategy and program for low income families in the Virgin Islands.

Goal No. 2 Overview.

VIHA seeks to design, market and implement a comprehensive homeownership strategy that will encourage and assist qualified residents achieve their dream of homeownership. VIHA will also implement a post-purchase program and educational strategies designed to assist families remain homeowners.

Goal No. 2 Objectives.

A. Develop Homeownership Program. VIHA will develop a homeownership program that assists low income families move from renting status to homeowners. The Program will include, at a minimum, pre-purchase counseling, escrow requirements, and family self-sufficiency requirements, mandatory homeownership related courses, post-purchase counseling, and a tracking component.

B. Implement Homeownership Program. VIHA will implement the homeownership program and identify at least twenty-five (25) families to participate and assist at least ten (10) families attain the goal of homeownership over the next five years.

C. Develop Community Partnerships. VIHA will develop appropriate partnerships with financial institutions, governmental entities, realtors, home inspectors, developers and other real estate professionals to assist VIHA help low income families achieve homeownership.

D. Develop Marketing Strategy. VIHA will develop and implement a marketing strategy for its homeownership program designed to inform low income families about the benefits of participating in the program.

VIHA Strategic Goal No. 3: Enhance the quality of life for assisted families by providing opportunities to participate in an economic Self-sufficiency Program and by coordinating with community and faith-based providers.

Goal No. 3 Overview.

VIHA will encourage more families to participate in VIHA's economic Self-sufficiency Program and thereby achieve economic and life-style independence. VIHA will enhance its coordination with community and faith-based providers in an effort to make additional resources available to VIHA's residents. In addition, VIHA seeks to improve its monitoring and tracking systems to ensure optimal managerial and operational efficiency and customer service.

Goal No. 3 Objectives.

A. Enhance Resident Initiatives. VIHA will enhance its resident initiatives programming providing opportunities for the residents to participate in computer labs, gain life, job readiness and employment skills, enhance educational opportunities, obtain a GED, prepare for the SAT, etc. VIHA will assist approximately two hundred (200) families through these initiatives over the next five (5) years.

B. Enhance Resident Programs targeted to Youth. VIHA will seek to provide valuable resident initiatives programs targeted to youth and the challenges youth encounter.

C. Enhance Marketing and Publishing Activities. VIHA will enhance its publication capacity and develop print material, newsletters and other communication vehicles that will inform VIHA's residents, participants, and the broader community about significant activities involving VIHA.

D. Nurture Development of Income and Information Resources. VIHA will continue to develop and pursue income sources and sponsorships for specific programs promoting VIHA's mission through partnerships, solicitation of community support, and sponsoring community-based functions.

E. Execute Memoranda of Understandings. VIHA will negotiate and execute a minimum of three (3) Memoranda of Understandings with community, faith-based or service providers to provide valuable economic, social, and/or life-style services to VIHA's residents. VIHA will also strengthen partnerships with organizations already providing social or other services to VIHA communities including the Virgin Islands faith-based organizations.

F. Provide Community/Service Provider Listing. VIHA will develop a comprehensive listing of community and service providers along with a description of the services each provides and make the list available to VIHA's residents.

VIHA Strategic Goal No. 4: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract more working families.

Goal No. 4 Overview.

In order to compete in the open market, the attractiveness and marketability of the VIHA's housing stock must continue to be enhanced, with the view toward attracting more working families to the VIHA's communities. VIHA will develop strategies and activities designed to improve the curb appeal, preventive maintenance, resident responsibility and vibrancy of the communities. This will include consistent, swift and aggressive lease enforcement. As a result, VIHA expects residents will become more involved in, and accountable for, the

neighborhoods in which they reside, and residents will begin to "take ownership" of their communities.

Goal No. 4 Objectives.

A. Lease Enforcement. VIHA will ensure that the Public Housing Lease is swiftly and strictly enforced, including but not limited to, the collection of rent in a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity or otherwise harming the peaceful enjoyment of the community by other residents.

B. Curb Appeal and Maintenance. VIHA will continue to encourage that the curb appeal of each community is maintained at an acceptable marketable level and that routine maintenance is performed within acceptable times. VIHA will also put additional emphasis on preventative maintenance by scheduling the preventative maintenance activities and then reasonably following the schedule.

C. Economic Independence Pathway. VIHA will implement, and if necessary initiate additional, local and ranking preferences designed to attract more working families to VIHA's communities. VIHA will also institute a voluntary program that will allow motivated working families a clear and progressive pathway through VIHA's various programs toward the ultimate goal of homeownership and economic independence.

D. Neighborhood Improvement Plans. VIHA will continue its active consultation with Resident Councils and neighborhood representatives, to draft, update and promote neighborhood improvement plans for each community, thereby establishing the role of residents in achieving maximum neighborhood appeal.

E. Marketing Plan. VIHA will implement a comprehensive marketing plan and strategy that promotes VIHA's communities, programs, resources and services.

VIHA Strategic Goal No. 5: Increase and sustain management and operational efficiency and adherence to commitments made to HUD including the realignment of responsibility and accountability for VIHA staff members.

Goal No. 5 Overview.

VIHA will make progress toward its ultimate goal of becoming a high performing public housing authority by satisfying, and in some cases, exceeding the commitments, responsibilities and obligations identified in the Recovery Plan and the Voluntary Compliance Agreement signed by HUD and VIHA. In seeking aggressively to meet these commitments, responsibilities and obligations, VIHA will rely heavily on a motivated, organized and focused staff and contractors to execute VIHA's activities with excellence, professionalism, and a commitment to customer service.

Goal No. 5 Objectives.

A. Implement Recovery Plan. Implement the recommendations, responsibilities and requirements set forth in the Recovery Plan between VIHA and HUD, including, but not limited to, reasonably meeting the various timelines and milestones set forth in the Recovery Plan.

B. Implement Management Recommendations. Implement applicable recommendations for the improvement of service delivery and operations flowing from various HUD reviews, audits and assessments of VIHA's operations and programs.

C. Realignment of Key VIHA Staff. VIHA seeks to sustain and enhance its operational and organizational activities by using an efficient staffing model that realigns responsibilities, titles and accountability for VIHA staff members to ensure that VIHA can meet its commitments and responsibilities to residents, participants, HUD and the broader community. VIHA realignment and reorganization may include new senior management positions and a repositioning of existing senior and mid-level management positions. VIHA will also begin aligning its staff to meet the asset management and project-centric requirements of HUD. VIHA will review its organization annually making appropriate changes as recommended through the review process and approved by the HUD appointed Executive Administrator, and later by VIHA's Board of Commissioners

D. Section 504 Compliance: VIHA will continue to aggressively complete its inspections in identifying the needs to meet the requirements and begin to address the recommendations, commitments and responsibilities required by Section 504, Fair Housing Act and ADA Regulations. There is no executed Voluntary Compliance Agreement signed by HUD and in effect for VIHA.

E. Sustain Improvement of Housing Choice Program. VIHA will work to ensure that the Housing Choice Voucher Program designs processes and policies that will serve to continuously improve performance, promote self-sufficiency, improve reporting rates, increase customer satisfaction and achieve high performing status in Annual SEMAP Certification.

F. Continue Staff Training. VIHA will take advantage of training opportunities offered by HUD, HUD's contractors, national or regional professional trade organizations and the in-house expertise of its senior management. VIHA will also ensure that staff members benefit from on-going training opportunities, including periodic training sessions related to accessibility requirements and customer service.

G. Information Technology Improvements. VIHA will continue assess its current and anticipated information technology and telecommunications needs and enhance its technology infrastructure to meet those needs. VIHA will seek to resolve stabilization problems with Infrastructure. Implement critical recommendations from IT infrastructure assessment and recommendations report. Upgrade Network Security Infrastructure. Enterprise Checkpoint and Demarc Intrusions Detection System to protection new Voice Over Internet Protocol (VOIP) investment. Resolve existing Emphasys Flex reporting problems. On going evaluation will be necessary and improvements subject to funding availability. Replacement of one or more modules of our current software system and database to improve the functionality and efficiency of VIHA's financial, housing, maintenance, development and/or procurement activities. VIHA will also begin software training of its staff at periodic intervals.

H. Energy Savings Initiative. VIHA will continue its Energy Savings Initiative through the implementation of the Energy Performance Contracting Program in which VIHA (subject to financing considerations) institutes energy conservation measures that may include, but not be limited to: individual metering of the water distribution system in various VIHA communities; development of water consumption standards/parameters; education of residents on water use practices; billing to residents for excess use of water and other energy; installation of other energy savings devices in VIHA apartments; and upgrading the infrastructures of various energy delivery systems.

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Annual PHA Plan
PHA Fiscal Year 2008
[24 CFR Part 903.7]

i. Annual Plan Type:
Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

☒ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan
[24 CFR Part 903.7 9 (r)]
Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Virgin Islands Housing Authority has elected to provide a detailed narrative Executive Summary on goals accomplishes for fiscal year 2007. These statements appear at the end of this section

OVERVIEW

The Virgin Islands Housing Authority ("VIHA") will use the time period covered by the FY2007 Annual Plan to continue solidifying some of the infrastructure, resources and community partnerships necessary to allow VIHA to pursue its aggressive housing related goals. VIHA will continue the thorough assessment, review and enhancement of its key operational business units and will focus its activities toward the goals of becoming a standard housing performer during FY2007 and moving toward greater operational independence. To achieve these goals, VIHA's FY2007 Annual Plan seeks to balance the various activities and focus necessary to move VIHA toward these goals.

Key elements of the FY2007 Annual Plan year can be summarized under six (6) broad headings: HUD Recovery Activities, Management Operations, Maintenance and Preventive Maintenance Operations, Redevelopment/Modernization Activities, Homeownership Initiatives, and Financial Resources Activities. Highlights under each of these headings follow:

1. **HUD Recovery Activities.**
   A. HUD Recovery Plan. VIHA will continue to meet the recommendations, commitments and responsibilities contained in the Recovery Plan designed to assist VIHA become a standard performing and eventually, a high performing authority.
   B. Section 504 Compliance: VIHA will continue to aggressively complete its inspections in identifying the needs to meet the requirements and begin to address the recommendations, commitments and responsibilities required by Section 504, Fair Housing Act and ADA Regulations. There is no executed Voluntary Compliance Agreement signed by HUD and in effect for VIHA.

2. **Management Operations.**

Comprehensive implementation of key recommendations for more efficient VIHA operations described in the recent comprehensive management assessments of VIHA's operations.

A. Monitor Impact of Reorganization. VIHA will continue to monitor the effectiveness of its reorganization of VIHA's administrative, management and maintenance staff to provide clearer lines of responsibility, authority and accountability.
B. Revised Management Documents. VIHA will examine, and as applicable revise its key policy documents including, but not limited to, Admissions and Continued Occupancy Policy ("ACOP"), Housing Choice Administrative Plan ("AP"), Public Housing Dwelling Lease (and ancillary documents to the Lease), Homeownership Plan, and Economic Self-sufficiency Program. VIHA will also review the more strategic use of a "working family" local preferences and the increased application of income ranking preferences in the selection of applicants for VIHA's communities and housing choice vouchers. The revised ACOP may also set forth the parameters for VIHA's expanded use of site-based waiting lists, stricter pet policy, streamlined Grievance process, and more efficient resident selection protocols.
C. Strict Lease Enforcement. VIHA will continue the implementation and strict enforcement of VIHA's developed, or to be developed leasing documents, including, but not limited to: Dwelling Lease, Rules and Regulations, Uniform Resident Housekeeping Standards, Pet Addendum, and Small-Scale In-home Business Rules.
D. Revise Standard Operating Procedures. Begin the revision of VIHA's Standard Operating Procedures ("SOPs") to more closely approximate the actual "best practices" of VIHA's operations.
E. Business Plans. VIHA will continue the use of departmental business plans to highlight the strengths, weaknesses, opportunities and threats ("SWOT") experienced in each department and aligning departmental strategies to meet the goals of each department.
F. Upfront Income Verification and Tenant Assessment Subsystem Protocols. VIHA will continue to use its Upfront Income Verification (UIV) policies and will compare resident and participant report income information through HUD's Tenant Assessment Subsystem (TASS) to verify the household income of program participants. VIHA will use its UIV policies and TASS verification as a key strategy in reducing income and rent errors attributable to unreported income and to increase accuracy and efficiency in determining family eligibility and computing rent calculations.

3. Maintenance and Preventive Maintenance Operations.

A. Maintenance Charge Schedule. Implementation of revised and updated Maintenance Charge Schedule designed more closely to approximate the actual costs to repair resident induced damage to the apartments or common areas.
B. Maintenance Protocols. Establishment and follow-through on maintenance protocols and preventative maintenance schedules for each community and VIHA's Administrative Office.
C. Maintenance Insect Eradication and Control Program. Establish and implement territorially an interior and exterior Insect Eradication and Control Program in all VIHA's Communities, including both Central Offices.

4. Modernization/Redevelopment Activities.

A. Strategic Redevelopment and Modernization Plan. VIHA will begin developing a Strategic Redevelopment and Modernization Plan that will guide VIHA's

redevelopment and modernization initiatives into the foreseeable future. Part of that Strategic Plan will examine:

- Highest and best use for VIHA's current developments;
- Need, desirability, and type of additional affordable housing resources that VIHA should pursue;
- Type of mixed-income mixed-finance communities or development that may thrive in the Virgin Islands;
- General principles that will guide the acquisition of land, market units, affordable units for VIHA;
- General principles that will guide VIHA's partnership with developers, local government entities, non-profits, foundations and other organizations interested in the development of affordable housing resources in the Virgin Islands.

B. Modernization Activities. VIHA will identify the units that will comprise the various phases of its current modernization activities, and subject to funding availability, VIHA will continue with those activities. In addition, subject to funding availability, VIHA will continue working incrementally with the modernization of other viable communities starting with the upgrade of common areas and facilities.

C. Physical Needs Assessment and Viability Study. VIHA will hire a consultant who will perform an inspection of all 27 sites (3,303 units). The scope of work required will include two (2) phases of work. Phase I will produce a full written assessment for each site and a summary report based on a physical needs survey of each property listing major work categories. Phase II will require the consultant to determine the appropriate actions that should be taken to ensure long term viability of the 27 public housing developments and six (6) vacant properties.

D. Vacancy Reduction Plan. VIHA will continue with its aggressive reduction of vacancies through a Vacancy Reduction Plan that uses force account labor, and third party contractors to address vacancies to return those vacancies to rentable conditions. The Vacancy Reduction Plan will also include standardized upgrades and modernization of various aspects in the vacant apartments.

E. Energy Performance Contracting. VIHA continues to move forward with its contracted Energy Performance Contract (EPC) with Ameresco, Inc. This EPC is designed to achieve tremendous savings in water and energy consumption, thus, achieving reductions in the costs associated in VIHA's public housing program. VIHA has decided to phase the project to include cash flow and measures that relate to only 9 communities in Phase I. The decision of additional developments to Phase II is subject to the recommendations of the Physical Needs/Viability Study to include only projects deemed viable. VIHA expects that the amount of savings realized will allow for a Phase II and possibly a Phase III project.

VIHA has already procured a consultant who is assisting us in ensuring the implementation of VIHA and HUD approved energy savings and conservations initiatives at 23 of the VIHA communities, its community centers and 2 Central Offices. These energy savings and conservations initiatives may include, but not be limited to: replacement of underground piping infrastructure, individual metering of the water distribution system in various VIHA communities; installation of the leak detection equipment; development of water consumption standards/parameters; education of residents on water use practices; education of VIHA Maintenance staff on product installation and maintenance; billing to residents for excess use of water and other energy; installation of other water energy savings devices in VIHA apartments; replacement of lighting fixtures and bulbs, upgrading of the air-

conditioning systems and other upgrading the infrastructures of various energy delivery systems. In addition, the energy savings initiatives and project measures contemplate (subject to financing considerations) the following:

- Timing of Energy Savings Initiatives. VIHA contemplates that the energy savings initiatives will be projected for a period of approximately twelve (12) years with the option to extend to twenty (20) years, upon HUD Approval.
- Impacts of Energy Savings Initiatives. VIHA realizes that the impacts of the measures will result in a reduction of the individual family and overall community use of water and other energy in various VIHA communities, the upgrading of inefficient energy savings devices such as showerheads and faucets aerator, toilets, thus, raising the level of awareness of energy savings and conservations measures among residents, reducing the number of leaks and other inefficient use of energy, and increasing resident accountability for the use of energy. There will be a minimal level of negative impact in completing all of the energy saving measures and minimal inconvenience to residents during the construction and installation activities contemplated in the initiative.
- Funding of Energy Savings Initiatives. VIHA acknowledges that funding for the energy savings initiatives will come from debt financing from a commercial lending institution. VIHA will be soliciting for institutions/lenders to offer VIHA its best option in financing of this project as required by HUD. This commercial loan will require VIHA to commit economic resources for up to 12 years to comply with loan repayment responsibilities. On the other hand, the initiative will generate a stream of annual savings during the same 12 to 20 years from the savings on cost of utilities that creates opportunities for improving services to the community. Ameresco, Inc. has projected the need for approximately $17 million dollars in financing need, with a saving projection of $2 million dollars annual to VIHA.
- Resident/Resident Advisory Board Education. VIHA and its consultants will conduct regular meetings briefings regarding the initiative for residents, affected VIHA communities, and VIHA's Resident Advisory Board regarding the initiative to include the project measures, the benefit and the residents' responsibilities. The ESCO, Ameresco, Inc. in coordination with VIHA will also provide affected residents with written education materials regarding the initiative, the correct usage of the installed energy savings devices, conservation measures, and answers to frequently asked questions, metering and billing concerns, and implementation timetables.

E. Partnership Development. Based on VIHA's partnering successes, continue exploring partnerships between VIHA and the Territory of Virgin Islands, for the development of additional affordable housing resources in the Virgin Islands.

F. Develop and Expand Project Base Affordable Housing: VIHA will consult and contract with landlords to participate in an expanded our Housing Choice Voucher Project Base Voucher Program. First, enter into Housing Payment Contracts with private owners to Project Base up to 200 units of existing housing for 10 (ten) years through Housing Assistance Payment Contracts.
Secondly, solicit proposals from landlords to utilize project based vouchers in the Development and financing in the construction of new units for the Housing Choice Program. Selection of accepted tenants will be from VIHA's existing

HCV waiting list.

5. **Homeownership Initiatives.**
VIHA will begin developing its Homeownership Program that will assist residents achieve the dream of homeownership. VIHA's program will use six (6) broad components to frame its homeownership activities. These approaches include, but are not limited to:
   A. Seamless Path to Homeownership. VIHA will begin designing a seamless path that allows qualified public housing residents to move into VIHA's Family Self-sufficiency Program and then into VIHA's Homeownership Program.
   B. Economic and Self-Sufficiency Access. VIHA will encourage access to economic and self-sufficiency resources to increase skill and income capacities of families enrolled in the Homeownership Program.
   C. Broad Collaborations. VIHA will begin establishing broad collaborations with banks, mortgage companies, realtors, home inspectors, charitable institutions, HUD, FannieMae and community organizations to assist residents achieve homeownership.
   D. IDA Accounts and Training. VIHA will explore the use of Individual Development Accounts, pre-homeownership counseling, post-homeownership counseling and intensive homeownership educational activities to build its homeownership program initiatives.
   E. Homeownership Vouchers. VIHA will increase efforts to utilize homeownership vouchers to assist qualified residents meet their mortgage responsibilities following the purchase of an affordable home.
   F. Purchase/Construction of Homeownership Units. VIHA will explore the purchase, construction or development of one or more homes that will be available for purchase by qualified affordable housing residents.

6. **Financial Resource Activities.**
   A. Bonds and Loans. VIHA will explore the issuance of bonds or the availability of loans to provide the resources for VIHA to accelerate its redevelopment and modernization efforts.
   B. Fund Identification. VIHA will continue to work with HUD, community organizations and private individuals to identify funds necessary to support VIHA's resident and property related programs and initiatives.
   C. Non-profit Fund-raising and Development Entity. VIHA will investigate and begin the use of one or more non-profit entities designed to enhance VIHA's fund-raising and/or development initiatives.

7. **Information Technology Activities.**
   A. Develop and implement VIHA Information Technology to a 3 year Life Cycle. Management Support System. Plan will include assessments, acquisition, integration, installation, break/fix/tech support, asset recovery / disposal and technology refresh
   B. Implement 1st 3 year Standard PC Replacement / Recovery Lease
   C. Start Data Cleaning, Migration and Integrity Testing Program
   D. Acquire New PHM Administrative Software System
   E. Hold 1st VIHA Disaster Recovery Hot Site Test

Executive Summary Status Statements Major Goals Accomplishments Annual Plan FY 2007

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.
PHA Goal: Improve the quality of assisted housing:

First Survey was completed in FY 2006. Survey analysis is pending completion for FY 2007.

HUD Strategic Goal: Improve community quality of life and economic vitality
PHA Goal: Provide an improved living environment:

Funding for the Weed and Seed Programs for Estates Tutu Hi-Rise and Bovoni Communities was received in FY 2007 in the amount of $200,000.00 from the VI Legislature. Programs implemented include: Computer Literacy, and After-School Tutorial and Volunteer Income Tax Assistance and Drug Intervention for Youth, and a Summer Youth Program.
Based on full appropriation VIHA received in full balance of $157,000 by the USVI Department of Education Adult Education and family Literacy Act from U.S.ED Consolidated Grant Funding to provide GED classes.
One grant application was approved. Funding award was received to establish Volunteer Income Tax Assistance Center from US Dept of Justice. FY 2007 -3 grant applications were approved.
FY 2007- $40,954 received for surveillance cameras, playground equipment and computers. One surveillance camera donated by West Indian Company.

VIHA Strategic Goal No. 2: Develop a viable homeownership strategy and program for low income families in the Virgin Islands.

A. Implement Homeownership Program: On March 31, 2007 VIHA successfully negotiated and completed the disposition of its approved section 5 (h) Program for the Pollyberg Gardens (VQ001031) Development and sold the remaining 11 units. Also on the same date completed the disposition of its approved section 5 (h) Program for the George Simmons Terrace (VQ001034) Developments and sold the remaining 12 units.

5 Year Plan - VIHA Strategic Goal No. 3: Enhance the quality of life for assisted families by providing opportunities to participate in an economic Self-sufficiency Program and by coordinating with community and faith-based providers.

A. Enhance Resident Initiatives. FY 2006 / FY 2007 Survey analysis results still pending. However, over 300 families were assisted through the Volunteer Income Tax Assistance Program.*;* GED and Computer Literacy classes. Programs implemented include: After-school Tutorial, Skill Building Summer Program activities, Computer Literacy, Youth Leadership Academy, Drug Intervention for Youth, Scuba-Dive Program, Youth Steel Orchestra and Nutrition for Youth.
B. Enhance Resident Programs Target to Youth. FY 2006- Funding received. FY 2007- $60,000 will be awarded from Dept of Human Services and $200,000 from the Legislature for resident initiative programs. Additional funding included: Approximately $1,300 cash donations from Kids Foot Locker, Bovoni Baptiste Church, Bovoni Resident Council, St. Andrews Church, Ageo Furniture, Lockhart

Gardens Furniture Store, ADT and Hoyle Tanner and Associates for Back to School Fun Day; donation of School supplies from Innovative, Rotary East, Bovoni Resident Council, Waste Management Authority , UVI, Faith Christian Fellowship Church, St. Andrews Church; sponsorships from Lima Superette, K-mart, Sweet Sticks, Price Smart, Western Auto, VI Bridal, Subway, Yacht Haven Grande, VI Council on the Arts, Pizza Amore, Kokopeli, Sweet Kisses, Foot Locker .

5 Year Plan -VIHA Strategic Goal No. 5: Increase and sustain management and operational efficiency and adherence to commitments made to HUD. including the realignment of responsibility and accountability for VIHA staff members.

C Realignment of Key VIHA Staff:
Management has taken steps to implement the Successful Conversion to Asset Management (Stop –Loss) requirements.

F. Continue Staff Training:
Training accomplishments by subjects; Supervisory Safety Leadership; Defensive Driving: Hazards Communication & Drug Free Workplaces, Worker Compensation; Tailgate Training: Basic First Aid; Preventing slips, trips & falls; Personal Protective Equipment (PPE's). Grounds- keeping Safety. March: PPE's for Eyes, Respirators, Hearing, Confined spaces, Ladder safety; Managers Coaching Brief; International Builders Show –NAHB; Basic Procurement - Procurement 101; Advance Procurement - Procurement Planning; Contract Administration - "A Guide to Good Contract Administration; Transitioning Successfully to Management; ADP Payroll Software System; ADP HR Software System; 2007 National Children, Youth and Families at Risk Conference; Shared Youth Vision Regional Dialogue Conference; ASTD 2007 International Conference and Exposition. Measuring Business Impact: Micro and Macro Perspective; HR Policies, "At-Will", Sexual Harassment, CBA Issues.

1. FY 2007 Annual Plan HUD Recovery Activities:

A new Executive Administrator, Mr. J. David Reeves was appointed by HUD and began working with VIHA on June 4, 2007.

2. Management Operations

A.
B. Revised Management Documents. A new Comprehensive Admissions and Continued Occupancy Policy was revised and implemented on March 28, 2007.
C. Strict Lease Enforcement. A new Lease was implemented on July 1, 2007.
D. Revised Standard Operating Procedures. A completed revised Draft Standard Operating Procedures called "Guide to Successful Community Management" is now pending final review for approval.
E.
F. Upfront Income Verification and Tenant Assessment Subsystem Protocols. We have upgraded the Enterprise Income Verification (EIV) System (since 2006). This new system has provided additional tools as income discrepancy report, income information by head of household, by re-examination month, new hires report and multiple subsidy reports. This has further resulted in strengthening our lease enforcement.

3. Maintenance and Prevention Maintenance Operations

C Maintenance Insect Eradication and Control Program. Implemented and completed by means of Contract No. 2006-069, awarded to Terminix, USVI St. Thomas. Exterminating Services in all Communities of VIHA. Contract is ongoing.

4. Modernization /Redevelopment Activities –

C. Physical Needs Assessment. The 2007 Physical Needs Assessment and Viability Study has been completed and the recommendations stated are currently under review by the Executive staff and the Receivership team in order to determine how VIHA moves forward in its plan of continued physical improvements of its existing developments and how to plan for future developments of new public housing and affordable housing development in the Virgin Islands.

D. Vacancy Reduction Plan. Phase I of the was completed in which the rental of 128 units was realized over a 4 month period. The rehabilitation of the units was primarily completed by private contractors. Phase II is scheduled to begin in late 2007 through June 2008 with approximately 74 units schedule to come online.

The closing of and final execution of the Energy Services Agreement and the tax-exempt municipal lease financing for the construction and installation of energy-efficient measures outlined in VIHA's HUD –Approved Energy Performance Contract – Phase I was completed on March 13, 2007. The installation and construction of the energy conservation measures in order for VIHA to begin realizing the tremendous savings in water and electricity consumption began September 19, 2007

C Energy Performance Contracting. VIHA has already procured a consultant who is assisting us in ensuring the implementation of VIHA and HUD approved energy savings and conservations initiatives at 9 of the 23 VIHA communities, its community centers and 2 Central Offices. These energy savings and conservations initiatives include, but are not limited to: replacement of underground piping infrastructure, individual metering of the water distribution system in various VIHA communities; installation of the leak detection equipment; development of water consumption standards/parameters; education of residents on water use practices; education of VIHA Maintenance staff on product installation and maintenance; billing to residents for excess use of water and other energy; installation of other water energy savings devices in VIHA apartments; replacement of lighting fixtures and bulbs, upgrading of the air-conditioning systems and other upgrading the infrastructures of various energy delivery systems. In addition, these are some of the energy savings initiatives and project impact based on the current financing for Phase I:

- Timing of Energy Savings Initiatives. VIHA has negotiated for the energy savings initiatives will be projected for a period of approximately twelve (12) years with HUD Approval; thus, leaving open the option to extend to twenty (20) years, upon HUD Approval of a Phase II project.
- Impacts of Energy Savings Initiatives. VIHA realizes that the impacts of the measures will result in a reduction of the individual family and overall community use of water and other energy in various VIHA communities, the

upgrading of inefficient energy savings devices such as showerheads and faucets aerator, toilets, thus, raising the level of awareness of energy savings and conservations measures among residents, reducing the number of leaks and other inefficient use of energy, and increasing resident accountability for the use of energy. There will be a minimal level of negative impact in completing all of the energy saving measures and minimal inconvenience to residents during the construction and installation activities contemplated in the initiative.

- Funding of Energy Savings Initiatives. VIHA acknowledges that funding of $6,800,320.00 for the Phase I energy savings initiatives comes from the debt financing of a commercial lending institution, DeLage Landen Public Finance, LLC (DLL). VIHA solicited for institutions/lenders to offer VIHA its best option in financing of this project as required by HUD. This commercial loan will require VIHA to commit economic resources for up to 12 years to comply with loan repayment responsibilities. On the other hand, the initiative will generate a stream of annual savings during the same 12 years from the savings on cost of utilities that creates opportunities for improving services to the community. Ameresco, Inc. has projected that the $6.8 million dollars in financing will yield a savings projection of $1.1 – $1.2 million dollars annually to VIHA beginning in FY2008.

5. Homeownership Initiatives

A. Seamless Path to Homeownership. VIHA's Housing Choice Voucher Program has hired a HCV Program Coordinator to oversee the Family Self-Sufficiency Program and the Homeownership Option. (January 2007) We currently have sixteen (160).

B. Economic and Self- Sufficiency Access. There are currently 23 families enrolled in the FSS Program. One (1) participant has gone through pre-qualification with Rural Development/ VI Housing Finance Authority. She is scheduled to close on her home this month.

C. Broad Collaborations. VIHA's Housing Choice Voucher Program is presently in collaboration with both Rural Development and VI Housing Finance Authority. RD provides pre-qualification for our applicants. These applicants are also referred to VIHFA for Home Buyer Education Counseling (9 week course). Currently VIHA has prepared an MOU to be signed by RD and VIHA which indicates that the two agencies will work collectively to provide homeownership opportunities for HCV Program participants. VIHA will provide RD with the
HAP payments for participants, RD will in turn use this assistance as additional income in order to assist the participant in being and VIHFA for VIHFA to provide the HBEC for HCV Program participants at VIHA's expense. Both MOU's are awaiting approval from the legal department and the Executive Administrator.
On March 31, 2007 VIHA successfully negotiated and completed the disposition of its approved section 5 (h) Program for the Pollyberg Gardens (VQ001031) Development and sold the remaining 11 units. Also on the same date completed the disposition of its approved section 5 (h) Program for the George Simmons Terrace (VQ001034) Developments and sold the remaining 12 units.

D. IDA Accounts and Training.

E. Homeownership Vouchers. Homeownership vouchers will now be issued to participants to utilize as additional income when applying for pre-qualification with

Rural Development. Presently there are seventeen (17) active participants involved in the Homeownership process. Ten (10) have been pre-qualified for mortgage loans with Rural Development. Two (2) have completed the home-buying process and are waiting to sign the **Statement** of **Homeownership Obligations.** Five are presently taking the HBEC classes. Upon successful completion, they will be referred to Rural Development for pre-qualification

6. Financial Resources Activities

VIHA is continuing to explore the future construction of developments which will have to include the leveraging of bonds and/or loans in combination with other private or non-profit financing in order to create an affordable mixed-financed development. These efforts are currently being discussed and are really still in a preliminary stage of development.

7. Information Technology Activities

A. Develop and implement VIHA Information Technology to a 3 year Life Cycle. Started Remote Communities Project Based CAT6 Wiring/SDSL Contract. Anticipate contract Completion October 2007. VOIP Project has been put on HOLD by HUD until next (2208) year. VOIP Agency Wide Installation and DSL Remote Communities (RC) Contracts have been approved. Checkpoint Enterprise Security Console has been installed to monitor VIHA IT Firewall and Intrusion Detection system. Installed Polycom TeleConferencing System between STX & STT Central Offices.
Computer Systems Analyst has been hired to manage IT Data Centers on St Thomas
and St Croix. New Software Analyst Report Writer was hired to assist the Applications Programming Manger with HUD and Emphasys reporting requirements.

Completed Remote Communities Project Based CAT6 Wiring/SDSL Contract. Anticipate contract Completion October 2007. DSL Remote Communities (RC) Contracts have been approved. Checkpoint Enterprise Security Console has been installed to monitor VIHA IT Firewall and Intrusion Detection system.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

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Optional Attachments:

☒ Other (List below, providing each attachment name)
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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
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/*99 Quality Housing and Work Responsibility Act Initial Guidance; Notice* and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development ☒ check here if included in the public housing A & O Policy	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**
X	Section 8 rent determination (payment standard) policies ☒ 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 ☒ check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures ☒ check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
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
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program ☒ check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	**Supporting Document**	**Applicable Plan Component**

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	**3,127**	**5**	**5**	**5**	**5**	**5**	**5**
Income >30% but <=50% of AMI	**2,385**	**4**	**4**	**4**	**4**	**4**	**4**
Income >50% but <80% of AMI	**5,122**	**3**	**3**	**3**	**3**	**3**	**3**
Elderly	**16,429**	**3**	**3**	**3**	**3**	**3**	**3**
Families with Disabilities	**12,334**	**3**	**3**	**3**	**3**	**3**	**3**
Race/Ethnicity	**85,284**	**2**	**2**	**2**	**2**	**2**	**2**
Race/Ethnicity	**10, 742**	**1**	**1**	**1**	**1**	**1**	**1**
Race/Ethnicity	**22,274**	**2**	**2**	**2**	**2**	**2**	**2**
Race/Ethnicity	**3,127**	**5**	**5**	**5**	**5**	**5**	**5**

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: 2005-2009

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

☐ American Housing Survey data
Indicate year:

☐ Other housing market study
Indicate year:

☒ Other sources: (list and indicate year of information)
2000 Census of Population and Housing for the U.S. Virgin Islands with updated Source: VI Community Survey, Eastern Caribbean Center, University of the Virgin Islands.

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

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

Housing Needs of Families on the Waiting List (as of May 31, 2007)			
Waiting list type: (select one) ☐ Section 8 tenant-based assistance ☐ Public Housing ☐ Combined Section 8 and Public Housing ☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/sub jurisdiction: **St. Thomas**			
	# of families	% of total families	Annual Turnover
Waiting list total	535		66
Extremely low income <=30% AMI	403	75.33%	
Very low income (>30% but <=50% AMI)	95	17.76%	
Low income (>50% but <80% AMI)	32	5.98%	
Families with children	345	64.49%	
Elderly families	26	4.86%	
Families with Disabilities	33	6.17%	
Race/ethnicity	6	1.12%	
Race/ethnicity	529	98.88%	
Race/ethnicity	0	0.00%	
Race/ethnicity	0	0.00%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	190	35.51%	19
2 BR	193	36.07%	26
3 BR	121	22.62%	17
4 BR	30	5.61%	4
5 BR	1	0.19%	0
5+ BR	0	0.00%	0

Housing Needs of Families on the Waiting List (as of May 31, 2007)
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? N/A Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List (as of May 31, 2007)

Waiting list type: (select one)
☐ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☒ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction: **St. Croix**

	# of families	% of total families	Annual Turnover
Waiting list total	390	6.72%	58
Extremely low income <=30% AMI	354	90.77%	
Very low income (>30% but <=50% AMI)	30	7.69%	
Low income (>50% but <80% AMI)	6	1.54%	
Families with children	-	-	
Elderly families	30	7.69%	
Families with Disabilities	38	9.74%	
Race/white	9	2.30%	
Race/Black	381	97.70 %	
Race/			
Race/			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	227	58.21%	10
2 BR	107	27.44%	31
3 BR	44	11.28%	13
4 BR	9	2.30%	4
5 BR	3	0.77%	0
5+ BR	0	0.00	0

Housing Needs of Families on the Waiting List (as of May 31, 2007)
Is the waiting list closed (select one)? ☒ No ☐ Yes If yes: How long has it been closed (# of months)? N/A Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☐ Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

Housing Needs of Families on the Waiting List
(as of June 27, 2007)

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ Public Housing Site-Based or sub-jurisdictional waiting list (optional)
If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1,491		120
Extremely low income <=30% AMI	1,431	95.97%	
Very low income (>30% but <=50% AMI)	50	3.35%	
Low income (>50% but <80% AMI)	7	.46%	
Families with children	1,138	76.32%	
Elderly families	.96	9.03%	
Families with Disabilities	8	.53%	
Race/ethnicity-White	5	.33%	
Race/ethnicity-Black	1,486	99.66%	
Race/ethnicity-Indian	0	0%	
Race/ethnicity-Asian	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Housing Needs of Families on the Waiting List
(as of June 27, 2007)

Is the waiting list closed (select one)? ☒ No ☐ Yes
If yes:
How long has it been closed (# of months)? N/A
Does the PHA expect to reopen the list in the PHA Plan year? ☐ No ☒ Yes
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? ☒ No ☐ Yes

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
☒ Reduce turnover time for vacated public housing units
☒ Reduce time to renovate public housing units
☒ Seek replacement of public housing units lost to the inventory through mixed finance development
☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
☐ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
☒ Other (list below)
☒ Maintain an ongoing dialogue with the Governor of the Virgin Islands and the Virgin Islands Department of Planning and Natural Resources to ensure that the need and availability of affordable housing resources are raised.

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

Select all that apply

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

☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median
Strategy 1: Target available assistance to families at or below 30 % of AMI
Select all that apply

☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
☒ Employ admissions preferences aimed at families with economic hardships
☒ Adopt rent policies to support and encourage work
☒ Other: (list below)
  ☒ Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

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

Strategy 1: Target available assistance to families at or below 50% of AMI
Select all that apply

☒ Employ admissions preferences aimed at families who are working (Public Housing Only)
☒ Adopt rent policies to support and encourage work (Public Housing Only)

☒ Other: (list below)
  ☒ Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:
Select all that apply

☒ Seek designation of public housing for the elderly
☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
☒ Other: (list below)
  ☒ Apply for Section 202 Program
  ☒ Employ admission preferences for the elderly to those existing units, newly developed units, and/or mixed-income mixed –finance units designed, designated or best suited for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities: Select all that apply

☒ Seek designation of public housing for families with disabilities
☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
☒ Affirmatively market to local non-profit agencies that assist families with disabilities
☒ Other: (list below)
  ☒ To the extent financially and architecturally feasible, take into consideration mobility, hearing and visual disabilities when renovating and modernizing ground floor public housing assisted apartments.

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

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

Select if applicable

☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs (Fair Housing Requirements)
☐ 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)
  ☒ Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

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)

- VIHA is currently under HUD Receivership and is working under a Recovery Plan to return VIHA to a standard performer status. Some of the strategies referenced above are elements of the Recovery Plan.

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 (July 18, 2007)		
Sources	**Planned $**	**Planned Uses**
1. **Federal Grants (FY 2008 grants)**		
a. Public Housing Operating Fund	$16,776702	Public Housing Operations
b. Public Housing Capital Fund (2008) August –Dec 2008	$1,000,000	Public Housing Modernization
c. HOPE VI Revitalization		
d. HOPE VI Demolition		
e. Annual Contributions for Section 8 Tenant-Based Assistance	$10,433,640	Housing Choice Voucher HAP and Admin Operations
f. Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g. Resident Opportunity and Self-Sufficiency Grants		
h. Community Development Block Grant		
i. HOME		
Other Federal Grants (list below)		
Single Room Occupancy (SRO) Vouchers	$28,131	Housing Choice – Voucher Rehabilitation Program HAP and Admin. Operations
Shelter Care (SC) Voucher	$25,673	Housing Choice – Voucher Rehabilitation Program HAP and Admin. Operations
Weed and Seed	$75,000	Affordable Housing/Supportive Services
2. Prior Year Federal Grants (un-obligated funds only) (list below)		

Financial Resources: Planned Sources and Uses (July 18, 2007)		
Sources	**Planned $**	**Planned Uses**
Youth Build	$400,000	Affordable Housing/Supportive Services
CFP 2007	$5,800,000	Public Housing Modernization
CFP 2006	$5,500,000	Public Housing Modernization
CFP 2005	$600,000	Public Housing Modernization
CFP 2004	$400,000	Public Housing Modernization
CFP 2003	$200,000	Public Housing Modernization
Capital Fund Replacement 2000	$38,182	Public Housing Replacement Housing
Capital Fund Replacement 2002	$503,773	Public Housing Replacement Housing
Capital Fund Replacement 2003	$1,625,675	Public Housing Replacement Housing
Capital Fund Replacement 2004	$2,263,159	Public Housing Replacement Housing
Capital Fund Replacement 2005	$230,992	Public Housing Replacement Housing
Capital Fund Replacement 2006	$908,880	Public Housing Replacement Housing
3. Public Housing Dwelling Rental Income	$5,200,000	Public Housing Operations
4. Other income (list below)		
Bad Debt Collection	$100,000	Public Housing Operations
Interest	$100,000	Public Housing Operations
4. Non-federal sources (list below)		
Local Government Funding (See CFO for Details)	$908,000	Affordable Housing/ Supportive Services
Total resources	$53,117,807	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

☒ When families are within a certain number of being offered a unit: (state number) 10 – 20 families depending on the number of units forecasted

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

☐ Other: (describe)

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

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

☒ Other (describe)

- ☒ Review of an applicant's credit history
- ☒ Ability of the applicant family to have utilities turned on in the family's name for some of VIHA's apartments, so that utilities will be furnished to the apartment upon rental.

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

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

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

(2)Waiting List Organization

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

☒ Community-wide list

☒ Sub-jurisdictional lists (ST. Thomas and St. Croix)

☒ Site-based waiting lists

☐ Other (describe)

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

☒ PHA main administrative office

☐ PHA development site management office

☒ Other (list below)

- Central Office – St. Thomas/St. John District
- Central Office – St. Croix District

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

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

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

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

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

(3) Assignment

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

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

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

(4) Admissions Preferences

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

b. Transfer policies:
In what circumstances will transfers take precedence over new admissions? (list below)
☒ Emergencies
☒ Overhoused
☒ Underhoused
☒ Medical justification
☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
☐ Resident choice: (state circumstances below)
☒ Other: (list below)
☒ Such other transfer needs as the Executive Administrator may Authorize in any Annual Transfer Plan.

☒ Victims of reprisals or hate crimes

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

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

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

X Date and Time

Former Federal preferences:

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

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

4. Relationship of preferences to income targeting requirements:
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)
☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☒ Other source (list)
  ☒ VIHA Web site

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)
More emphasis will be placed on encouraging residents to utilize VIHA's programs designed to increase economic, social and/or life-style independence. VIHA will also take steps to encourage higher income residents to join VIHA's Homeownership Program when it is fully implemented.

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

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

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

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)
☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

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

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)
☒ Criminal or drug-related activity only to the extent required by law or regulation
☐ Criminal and drug-related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug-related activity (list factors below)
☐ Other (list below)

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

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

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

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

☐ Criminal or drug-related activity
☒ Other (describe below)
  ☒ Name, address and telephone number of the applicant's previous landlord.

(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 – St. Croix District
☒ VIHA Central Office Annex - Oswald Harris Court Community

(3) Search Time

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

If yes, state circumstances below:

A family may submit a written request for an extension of the voucher time period outlining the reason for the extension. VIHA will review the request and determine, in its discretion, whether the request should be granted. Extensions are granted for extenuating circumstances to include hospitalization, family emergencies, and inability to locate larger size units or disability accessibility.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

The PHA will revise its Housing Choice Voucher Administrative Plan. It is the intention of the PHA to begin phasing in a "working family" preference and fully implement an income targeting ranking preference sometime during the PHA plan year.

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)
☒ (1) Working families and those unable to work because of age or disability
☒ Veterans and veterans' families
☒ (1) Residents who live and/or work in your jurisdiction
☐ Those enrolled currently in educational, training, or upward mobility programs
☒ (2) Households that contribute to meeting income goals (broad range of incomes)
☒ (2) 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)
☒ (2) Date and Time

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

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

Other preferences (select all that apply)
☒ (1) 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
☒ (1) Households that contribute to meeting income goals (broad range of incomes)
☒ (1) Households that contribute to meeting income requirements (targeting)
☐ Those previously enrolled in educational, training, or upward mobility programs
☐ Victims of reprisals or hate crimes
☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
☒ Date and time of application
☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)
☐ This preference has previously been reviewed and approved by HUD
☒ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)
☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements. Should the pool of applicant families prove insufficient to meet the income targeting requirements, VIHA may apply the preferences within income tiers.

(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)
☒ Posting of appropriate announcements or notices at VIHA's St. Thomas and St. Croix administrative offices.

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**:**

A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent. The procedures are described in greater detail in Section X(D) of VIHA's Admissions and Continued Occupancy Policy (rev. 12/31/04).

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: N/A

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 a family experiences a new source of income
  ☒ Anytime a family experiences an income decrease
  ☒ Anytime a family experiences a change in family composition

☒ Anytime a family receives a letter from HUD indicating some discrepancy between the income reported to VIHA and the family income reported to other territory or federal agencies

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?

(Note: this option will only be available to certain categories of residents based on VIHA's Economic Self-sufficiency or Independence Program and/or VIHA's Homeownership program criteria.)

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

☐ At or above 90% but below100% of FMR
☐ 100% of FMR
☐ Above 100% but at or below 110% of FMR
☒ Above 110% of FMR (if HUD approved; describe circumstances below)

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

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

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

☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
☒ Reflects market or submarket

☒ To increase housing options for families
☐ Other (list below)

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

☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)
☒ Success rates of assisted families
☒ Rent burdens of assisted families
☒ Other (list below)
☒ Adequacy of rental housing units on St. Thomas, St. Croix and St. John

(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)
A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent. The procedures are described in greater detail on pages 83-87 of VIHA's Housing Choice Voucher Administrative Plan (rev. 07/05).

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. (See Attachment L)
☒ A brief description of the management structure and organization of the PHA follows: The Virgin Islands Housing Authority is a public housing corporation that operates under the provisions of the U. S. Housing Act of 1937 and the Virgin Islands Code. The Housing Authority is currently under the receivership of the United States Department of Housing Urban Development (HUD). The powers, rights, privileges, functions and duties of the Authority shall continue to be vested in HUD. Presently, the Executive Administrator serves as the Executive Director. HUD has appointed a Board of Commissioner (s) as a result of the HUD Takeover.

When a new Executive Director is hired and the presence of an Executive Administrator is no longer needed, the responsibilities of the newly appointed Board of Commissioners will formulate policies, procedures and provide general oversight of VIHA. An Executive Director would then be responsible for managing the day-to-day operations of VIHA. A number of departments and a litany of professionals are engaged by the Housing Authority to assist the Executive Administrator (and later, the Executive Director) in consistently meeting VIHA's short and long-term goals. A summary organizational chart is attached as Attachment G.

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	2503	104
Section 8 Vouchers	1139	120
Section 8 Certificates	0	NA
Section 8 Mod Rehab	17	2
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
	122	45
	2503	104
Other Federal Programs(list individually)	1469	120

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)

Management

- Recovery Plan between HUD and VIHA
- Admission & Continued Occupancy Policy (ACOP);
- Comprehensive Admission & Continued Occupancy Supplemental Policy;

- Reasonable Accommodation Policy and Procedures
- Personnel Policy;
- Standard Operating Policies (SOP);
- Public Housing Dwelling Lease;
- Pet Policy;
- Economic and Family Self-sufficiency Programs; and
- Procurement Policy

Maintenance

- Routine and Preventive Maintenance Schedules;
- Maintenance Charges Schedule;
- Lawn Maintenance Contract;
- Pest Control Contract (including control of cock roach infestation; and Maintenance Policy

(2) Section 8 Management:

- Section 8 Housing Program Administrative Plan;
- Moderate Rehabilitation Administrative Plan (Single Room Occupancy Program);
- Single Room Occupancy Administrative Plan
- Family Self-Sufficiency Program
- MD Strum Management Recommendations and Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

☒ PHA main administrative office
☒ PHA development management offices
☒ Other (list below)
  ☒ St. Croix District Office

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below: N/A

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)
  ☒ St. Croix District Office
  ☒ Central Office Annex - Oswald Harris Court (St. Thomas)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

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

-or-

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

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

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

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

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

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Note: The following activities are the only demolition and/or disposition

actions that the PHA is recommending proceeding with at this time; even after review of the recommendations made in the completed 2007 Physical Needs Assessment and Viability Study.

Demolition/Disposition Activity Description
1a. Development name: Oswald Harris Court 1b. Development (project) number: VQ001005
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, **submitted**, or planned for submission: (05/09/07)
5. Number of units affected: No units. Land strip for highway widening. 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2005 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description
1a. Development name: Ralph deChabert Place 1b. Development (project) number: VQ001006
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/06/08)
5. Number of units affected: 175 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: September 2008 b. Projected end date of activity: December 2009

Demolition/Disposition Activity Description

1a. Development name: Michael J. Kirwan Terrace 1b. Development (project) number: VQ001007
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/12/07)
5. Number of units affected: 12 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: October 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Lucinda Millin Homes 1b. Development (project) number: VQ001011
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, **submitted**, or planned for submission: (05/09/06)
5. Number of units affected: No units. Land Parcel 1-A-1. 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2005 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description
1a. Development name: Lucinda Millin Homes 1b. Development (project) number: VQ001011
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☒

Submitted, pending approval ☐ Planned application ☐
4. Date application approved, submitted, or planned for submission: (05/06/04)
5. Number of units affected: No units. Land Parcel 1-A. 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2005 b. Projected end date of activity: December 2005

Demolition/Disposition Activity Description
1a. Development name: Wilhelm "Willie" George 1b. Development (project) number: VQ001013
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/11/07)
5. Number of units affected: No units affected. Community Center only. 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: January 2008 b. Projected end date of activity: December 2009

Demolition/Disposition Activity Description
1a. Development name: Estate Mon Bijou 1b. Development (project) number: VQ001014
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/12/06)
5. Number of units affected: 3 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: September 2007 b. Projected end date of activity: September 2008

Demolition/Disposition Activity Description
1a. Development name: Estate Mon Bijou 1b. Development (project) number: VQ001014
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/12/06)
5. Number of units affected: No units. Community Center only. 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: September 2007 b. Projected end date of activity: September 2008

Demolition/Disposition Activity Description
1a. Development name: Estate Williams Delight 1b. Development (project) number: VQ001015
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☒ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, **submitted**, or planned for submission: (05/01/05)
5. Number of units affected: 3 (2 units approved (5/12/05), 1 awaiting approval) 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2005 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description
1a. Development name: Tutu Hi-Rise 1b. Development (project) number: VQ001016
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/11/06)
5. Number of units affected: 72 units. 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Estate Donoe Site 1b. Development (project) number: VQ001017
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/09/07)
5. Number of units affected: No units affected. 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: February 2008 b. Projected end date of activity: December 2009

Demolition/Disposition Activity Description
1a. Development name: Louis E. Brown 1b. Development (project) number: VQ001018
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application **approved**, submitted, or planned for submission: (04/08/04)
5. Number of units affected: 244 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 2005 b. Projected end date of activity: November 2007

Demolition/Disposition Activity Description
1a. Development name: Louis E. Brown 1b. Development (project) number: VQ001023
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☒ Submitted, pending approval ☐ Planned application ☐
4. Date application **approved**, submitted, or planned for submission: (17/05/99)
5. Number of units affected: 48 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2006 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description
1a. Development name: Nicasio Nico Apartments 1b. Development (project) number: VQ001024A
2. Activity type: Demolition ☒ Disposition ☐
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/11/06)
5. Number of units affected: 60 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Estate Anna's Retreat 1b. Development (project) number: VQ001025
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, **submitted**, or planned for submission: (04/11/04)
5. Number of units affected: No units. Community Center only. 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: November 2004 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description
1a. Development name: Pollyberg Gardens 1b. Development (project) number: VQ001031
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/12/06)
5. Number of units affected: No units. ¼ acre parcel of land adjacent to Unit #2-27 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: February 2007 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description
1a. Development name: Pollyberg Gardens 1b. Development (project) number: VQ001031
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, **submitted**, or planned for submission: (30/07/07)
5. Number of units affected: Community Center 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: October 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: George Simmons Terrace 1b. Development (project) number: VQ001034
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☐ Planned application ☒
4. Date application approved, submitted, or **planned** for submission: (30/08/08)
5. Number of units affected: No units. Community Center Only. 6. Coverage of action (select one) ☒ Part of the development ☐ Total development
7. Timeline for activity: a. Actual or projected start date of activity: March 2008 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Warren E. Brown Site 1b. Development (project) number: VQ001026/VQ001027/VQ001028
2. Activity type: Demolition ☐ Disposition ☒
3. Application status (select one) Approved ☐ Submitted, pending approval ☒ Planned application ☐
4. Date application approved, **submitted**, or planned for submission: (30/11/08)
5. Number of units affected: No units. Land only. 6. Coverage of action (select one) ☐ Part of the development ☒ Total development
7. Timeline for activity: a. Actual or projected start date of activity: June 2008 b. Projected end date of activity: December 2010

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Oswald Harris Court 1b. Development (project) number: VQ001005
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or **planned** for submission: (30/06/06)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **16** 7. Coverage of action (select one) ☒ Part of the development ☐ Total development

Designation of Public Housing Activity Description
1a. Development name: Lucinda Millin Homes for the Elderly 1b. Development (project) number: VQ001011
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or **planned** for submission: (30/06/06)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **85** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Wilford Pedro Homes for the Elderly (f/k/a Whim Gardens for

the Elderly) 1b. Development (project) number: VQ001021
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or **planned** for submission: (30/06/06)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **98** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

Designation of Public Housing Activity Description
1a. Development name: Joseph E. James Terrace 1b. Development (project) number: VQ001033
2. Designation type: Occupancy by only the elderly ☐ Occupancy by families with disabilities ☐ Occupancy by only elderly families and families with disabilities ☒
3. Application status (select one) Approved; included in the PHA's Designation Plan ☐ Submitted, pending approval ☐ Planned application ☒
4. Date this designation approved, submitted, or **planned** for submission: (30/06/06)
5. If approved, will this designation constitute a (select one) ☒ New Designation Plan ☐ Revision of a previously-approved Designation Plan?
6. Number of units affected: **34** 7. Coverage of action (select one) ☐ Part of the development ☒ Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of

the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

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

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? ☐ Assessment underway ☐ Assessment results submitted to HUD ☐ Assessment results approved by HUD (if marked, proceed to next question) ☐ Other (explain below)
3. ☐ Yes ☐ No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) ☐ Conversion Plan in development ☐ Conversion Plan submitted to HUD on: (DD/MM/YYYY) ☐ Conversion Plan approved by HUD on: (DD/MM/YYYY) ☐ Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) ☐ Units addressed in a pending or approved demolition application (date submitted or approved: ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) ☐ Requirements no longer applicable: vacancy rates are less than 10 percent ☐ Requirements no longer applicable: site now has less than 300 units ☐ Other: (describe below)

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: Williams Delight Villas 1b. Development (project) number: VQ001015
2. Federal Program authority: ☐ HOPE I ☒ 5(h) – (Approved on September 8, 1995) ☐ Turnkey III ☒ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved 5(h) Plan; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☒ Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission: (**Approved** 5(h) Plan - 08/09/1995) (**Planned** Section 32 Application - 30/9/2006)
5. Number of units affected: 5(h) Plan approval included **300** units. Since the 5(h) approval **14** units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining **286** units. 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)

1a. Development name:	Pollyberg Gardens
1b. Development (project) number:	VQ001031

2. Federal Program authority:
- ☐ HOPE I
- ☒ 5(h) – (Approved on March 11, 1997)
- ☐ Turnkey III
- ☒ Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)
- ☒ Approved 5(h) Plan; included in the PHA's Homeownership Plan/Program
- ☐ Submitted, pending approval
- ☒ Planned application for Section 32

4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission: (**Approved** 5(h) Plan - 11/03/1997) (**Planned** Section 32 Application - 30/09/2006)

5. Number of units affected: 5(h) Plan approval included **30** units. Since the 5(h) approval **19** units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining **11** units. ***All units sold on March 31, 2007.***
6. Coverage of action: (select one)
- ☐ Part of the development
- ☒ Total development

NOTE: On March 31, 2007 VIHA successfully closed and completed the disposition of its approved section 5 (h) Program for the Pollyberg Gardens (VQ001031) Development and sold the remaining 11 units.

Public Housing Homeownership Activity Description
(Complete one for each development affected)

1a. Development name:	Estate Anna's Retreat Heights
1b. Development (project) number:	VQ001032

2. Federal Program authority:
- ☐ HOPE I
- ☒ 5(h) – (Approved on February 25, 1993)
- ☐ Turnkey III
- ☒ Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)
- ☒ Approved 5(h) Plan; included in the PHA's Homeownership Plan/Program
- ☐ Submitted, pending approval
- ☒ Planned application for Section 32

4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission: (**Approved** 5(h) Plan - 25/02/1993) (**Planned** Section 32 Application – 30/09/2006)

5. Number of units affected: 5(h) Plan approval included **53** units. Since the 5(h) approval **52** units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining **1** unit.
6. Coverage of action: (select one)
- ☐ Part of the development
- ☒ Total development

Public Housing Homeownership Activity Description
(Complete one for each development affected)

1a. Development name:	George Simmons Terrace

1b. Development (project) number: VQ001034
2. Federal Program authority: ☐ HOPE I ☒ 5(h) – (Approved November 3, 1997) ☐ Turnkey III ☒ Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) ☒ Approved 5(h) Plan; included in the PHA's Homeownership Plan/Program ☐ Submitted, pending approval ☒ Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission: (**Approved** 5(h) Plan - 03/11/1997) (**Planned** Section 32 Application – 30/09/2006)
5. Number of units affected: 5(h) Plan approval included **25** units. Since the 5(h) approval **13** units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining **12** units. ***All units sold on March 31, 2007*** 6. Coverage of action: (select one) ☐ Part of the development ☒ Total development

NOTE: On March 31, 2007 VIHA successfully closed and completed the disposition of its approved section 5 (h) Program for the George Simmons Terrace (VQ001034) Developments and sold the remaining 12 units.

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? DD/MM/YY

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

☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
☒ Jointly administer programs
☐ Partner to administer a HUD Welfare-to-Work voucher program
☒ Joint administration of other demonstration program
☒ Other (describe)
  ☒ The Department of Labor provides literacy testing and life skills training for YouthBuild participants and unemployed residents. The Department of Human Services provides job readiness training for our welfare residents and shares the list of those residents who are involved in their welfare-to-work training programs. Dept. of labor has established a GED pilot program in conjunction with our local public television station, WTJX where 50 participants can earn their GED from the comfort of their home. Five (5) of our FSS participants have been recommended for the program.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

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

☒ Economic and Self-Sufficiency Policies
☒ Procurement Policy (particularly as related to Section 3 opportunities)

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 –As of 07/19/2006				
Program Name & Description (including location, if appropriate)	**Estimated Size**	**Allocation Method** (waiting list/random selection/ specific criteria/ other)	**Access** (development office/ PHA main office/other provider name)	**Eligibility** (public housing or section 8 participants or both)
**Computer literacy/ Job Readiness (Description: computer skills, business skill development)	29	Adults/children; Voluntary - by registration	Community centers and converted units	Public Housing and Housing Choice
**GED (Description: General Equivalency Diploma, adult literacy)	29	Adults/youth; Voluntary - by registration	Community centers and converted units	Public Housing and Housing Choice
**Business Education (Description: job readiness, business skill development)	8	Adults; Voluntary – by registration	Community centers and converted units	Public Housing and Housing Choice
YouthBuild-U.S. Virgin Islands (Description: GED and construction trades skills)	0	Youth (16-24 years); Voluntary – by registration	Community center, Management Office; and training center	Public Housing and Housing Choice
After-school Tutorial (Description: tutoring program and basic skills reinforcement)	82	Children (5-14 years); Voluntary – by registration	Community Centers	Public Housing
Youth Steel Orchestra (Description: Musical education and performance program for children and youth)	32	Children (6-14 years), Youth (15-18 years); Voluntary - by registration	Community Centers	Public Housing
Summer Day Camp (Description: Day camp for children)	137	Children (5-14 years); Voluntary – by registration	Community Centers	Public Housing
**Scuba Diving (Description: scuba diving skills)	0	Children (7-14 years), Youth (15-19 years); Voluntary – by registration	Bolongo Bay, St. Thomas	Public Housing and Weed and Seed target area
Volunteer Income Tax	100	Adults Voluntary	St. Thomas	Low Income Weed

Assistance Program		Registration		and Seed Target Area. East -Estate Smith to Bovoni and Ft..Mlyner
Movie Making Program Project	7	Children	John F. Kennedy Community Center	Public Housing
Alcohol Awareness	20	Children Volunteer	John F. Kennedy Community Center	Public Housing

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2008 Estimate)	Actual Number of Participants (As of: 07/01/2007)
Public Housing	15	0
Section 8	11	23

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

See *Implementation of Public Housing Resident Community Service Requirements* appendix as Attachment E.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

☒ Safety and security survey of residents
☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
☒ Resident reports
☒ PHA employee reports
☒ Police reports
☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
☒ Other (describe below) Health Related Issues, Domestic Violence, Conflict Management, information contained in individual resident files

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

St. Thomas	St. Croix
Oswald E. Harris Court	Ludvig E. Harrigan Court
Michael J. Kirwan Terrace	Ralph de Chabert Place
Estate Tutu Apartments	John F. Kennedy Terrace
Estate Bovoni Apartments	Williams Delight Villas

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

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

☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

☒ Crime Prevention Through Environmental Design
☒ Activities targeted to at-risk youth, adults, or seniors
☐ Volunteer Resident Patrol/Block Watchers Program
☒ Other (describe below)
  ☒ Hot-line for the anonymous reporting of criminal activity
  ☒ Tip Box for the anonymous reporting of criminal activity
  ☒ Newsletter to residents highlighting some crime awareness and crime prevention techniques
  ☒ Develop Standard Specifications and contract out for the purchase and installation of Surveillance Cameras in all VIHA's communities. Implement based on funding availability.

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

St. Thomas	St. Croix
Oswald E. Harris Court	Ludvig E. Harrigan Court
Michael J. Kirwan Terrace	Ralph de Chabert Place
Estate Tutu Apartments	John F. Kennedy Terrace
Estate Bovoni Apartments	Williams Delight Villas
	Aureo Diaz Heights

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)
  ☒ Police are monitoring surveillance cameras at selected VIHA Communities.

2. Which developments are most affected? (list below) All of VIHA's communities will be affected by these measures and activities. The communities most affected include:

St. Thomas	St. Croix
Oswald E. Harris Court	Ludvig E. Harrigan Court
Michael J. Kirwan Terrace	Ralph de Chabert Place
Estate Tutu Apartments	John F. Kennedy Terrace
Estate Bovoni Apartments	Williams Delight Villas
	Aureo Diaz Heights

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)]

VIHA has met the requirements as stated in 24 *C.F.R.* Part 903.7(n). VIHA's Pet Policy is contained in its Comprehensive Admissions and Continued Occupancy Policy Supplement and is available as a supporting document to this FY2006 Annual Plan.

In general, the current Pet Policy allows all qualified residents and in particular, elderly and disabled residents, living in elderly communities or designated elderly areas who so desire to own a pet on VIHA property. VIHA defines a *pet* as a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, which is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pet does not include reptiles (except turtles). Title 19, Section 2615c of the V.I. Code specifically prohibits any occupant or resident in public housing from owning, breeding or housing any dangerous dog or pet, except Seeing Eye dogs, within such community. Owning a dangerous dog or pet (i.e. pit bull, rottweiler, snakes, etc.) is strictly prohibited and is a violation of section 12(w) of the Dwelling Lease. If a warm-blooded animal, the pet can not exceed 25 pounds in weight or 12 inches shoulder height at mature growth. All pets shall be licensed and wear a collar which displays an identification tag. Pets shall be neutered or spayed prior to being allowed on the premises.
A security deposit shall be required of all residents wishing to have a pet residing on the premises. Residents requiring the services or benefit of a Seeing Eye or hearing pet or other animal that is considered as auxiliary aid are exempted from paying the required $50.00 pet deposit. The security deposit is to cover potential damage by the Pet and will be returned in part or in full depending on the cost of damages incurred as a direct result of Pet, as assessed by management at time resident vacates the premises.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))? (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?

4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?____
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

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

2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☐ Private management
☒ Development-based accounting
☒ Comprehensive stock assessment
☒ Other: (list below)
  ☒ Project Based Management activities and protocols
  ☒ Project Based Maintenance activities and protocols
  ☒ Project Based Budgeting and Accounting activities and protocols

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:
Generally, the Resident Advisory Board ("RAB") is extremely supportive of VIHA's Restated Five-Year and Annual Plan activities and efforts. During the Resident Advisory Board meetings these representatives raised questions from other residents or citizens and comments are provided on the following:

- Homeownership Program Administered by PHA - Public Housing: One member asked why many residents and the public in general are not fully informed of VIHA's

Homeownership Program or Homeownership Opportunities ? **Reference was made to VIHA Strategic Goal No. 2 Develop a viable homeownership strategy and program for low income families in the Virgin Islands. E. Marketing Plan.** VIHA has implemented a Housing Choice Marketing Plan that features Homeownership goals, activities and opportunities. We will report your comments to staff and ensure greater communication effort. No change in the Five-Year or Annual Plans were required from this question.

- Modernization /Redevelopment Activities – **Physical Needs Assessment and Viability Study**. One question was asked if the Authority has prepared a budget or a financial plan with the 5 year plan to implement the results of the Study. NO. The Study has several recommendations all are under consideration. What we are doing now is evaluating all our options to add units to our portfolio and then we will develop the required HUD applications to match our intended actions. All actions will require Local involvement of the Governor and residents. No change in the Five-Year or Annual Plans were required resulting from this question.

- VIHA Strategic Goal No. 4: **Enhance Resident Initiatives**. A RAB Board member asked What is the Status of VIHA's Computer labs? What is the status of the Youth Build Program; After School Program; Summer Program and Senior Programs? Based on available funding many will be made available in FY 2008. The Tutorial program will be ready by January 2008. The Youth Build program has received its funding and will start soon. Others will start once funding is in place in FY2008.
  There was no money resulting in the program being closed. However, we have plans to open the program in the future based on availability of funding to fund the program. No change in the Five-Year nor Annual Plans were required from this question.

- VIHA Strategic Goal N0. 4: **Rent Determination Policies** A RAB member asked are all residents under Ceiling rent of flat rent? VIHA is under flat rent. No change in the Five-Year nor Annual Plans were required from this question.

- VIHA Strategic Goal No. 1: **Demolition of Dilapidated and Obsolete Public Housing and Redevelopment of Affordable Housing Resources**: a question raised by a Board Member was has VIHA made any new Demolition Application? No new application for demolition has been made. The only applications are the ones listed in the FY 2007 plan which are also listed in the FY 2008 plan.
  One Board member asked what is the status of Nicasio Nico Community on St. Croix? VIHA is proceeding with investigating rehabilitation or new development options no decision have been made.
  Another RAB member asked, what is the status of Raph deChabert Community? VIHA's main concern is the safety of its residents. We are concern about the environment problems that community poses. Several building have been vacated. Demolition application is pending. No change in the Five-Year nor Annual Plans were required from these question.

- HUD Strategic Goal: **Improve community quality of life and economic vitality**. One RAB Board member asked a question on Safety and Security. Why do the VI Police just drive through our neighborhood? Can they not get out and patrol the area? VIHA is actively partnering with the Police Department in this area. Meeting with the

Police Commissioners are being held and similar request are being made along with other initiatives.
Another RAB Board member asked what is the status of Surveillance Cameras in our communities? A few communities now have Surveillance Cameras, but more is needed. VIHA has developed and will be issuing a RFP with standardize details of specifications for all Surveillance Cameras for all communities. This RFP will be advertised later in FY 2007. Based on responses VIHA will sign contracts and implement installation of Cameras into Communities based on funding availability. The Police Department will part a very important role in the monitoring and or recording for viewing and investigations.
Another Board member asked if the replacement of speed bumps and adequate lighting is VIHA's responsibility? The streets that go through our communities are the responsibility of our local government. Ongoing communication with the local Government continues to ensure proper road repair and maintenance. Public works have been and will be contacted for requested road repair and safety concerns. Meetings with the Department of Public Works on road repairs and improvements will be planned. The public road light is a responsibility of the Water and Power Authority (WAPA). Property Management should be reporting all inoperative lights to WAPA. However, VIHA has launch an assessment into additional lighting needs in all communities. We are assessing our need to know what works and how much additional lighting is required to provide better safety in our communities. This assessment will be completed this year with improvement action to start also in FY 2007 and in FY 2008. No change in the Five-Year nor Annual Plans were required from these question.

- Maintenance and Preventive Maintenance Operations: **Maintenance Protocols**: One RAB Member asked, why VIHA's emergency phone number for repairs service is so inadequate, non-responsive and provides poor customer service? This is a critical areas for our maintenance operations. WE will examine your complaints and inform the RAB Board of our findings and what corrective action will be taken. No change in the Five-Year nor Annual Plans were required from this question.

- Management Operations: **Pet Policy:** One RAB Board Member asked I know we have a Pet Policy and even specify the kind of pet. Every resident can have a pet however, residents are not keeping their stairwell clean from their dogs, and also we have dogs like pit bulls and other large dogs that bark at night, can VIHA correct this problem? No confidentiality if reported to management? VIHA is interested in the safety and positive environment to live in. VIHA will issue a new document that reminds residents of our pet policy, lease enforcement by Management and the treatment of violators will be enforced. No change in the Five-Year nor Annual Plans were required from these question.

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)

Through the consultation sessions with the Resident Advisory Board, VIHA considered and evaluated Resident Advisory Board members' questions or comments and to the extent consistent with the direction of VIHA, incorporated those questions or comments within the Restated Five-Year and/or Annual Plan during the planning preparation process.

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.)

Note: VIHA's has a one (1) member Board of Commissioners therefore there is no resident representation on the Board of Commissioners.

3. Description of Resident Election Process

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

☐ Candidates were nominated by resident and assisted family organizations
☐ Candidates could be nominated by any adult recipient of PHA assistance
☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
☒ Other: (describe)
  ☒ Following the end of the HUD Receivership, residents to the VIHA Board will be appointed by Governor of the Virgin Islands or other appropriate government official.

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)
  ☒ Following the end of the HUD Receivership, any resident or participant appointed by Governor of the Virgin Islands or other appropriate government official.

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)
  ☒ Following the end of the HUD Receivership, the Governor of the Virgin Islands or any other appropriate government official

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: United States Virgin Islands
Consolidated Plan 2005 - 2009

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)

- ☒ VIHA intends to begin planning for the construction of affordable homes for low-income families at the Hoffman/Nullyberg site and other sites as VIHA may identify.
- ☒ VIHA intends to begin seeking properties for the development and redevelopment of additional affordable housing resources in geographic areas close to employment, education, health, and other community services.
- ☒ VIHA intends to implement an agency-wide redevelopment and revitalization strategy designed to reduce the number of vacant and abandoned apartments and increase the number or quality of affordable housing resources.
- ☒ VIHA intends to begin the expansion of its homeownership programs and initiatives.

☐ Other: (list below)

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

- Implement a comprehensive community-based strategy (this strategic plan) to revitalize the U.S. Virgin Islands at the neighborhood level. Community residents to be more empowered to make changes in their neighborhoods. Solutions to be nurtured through providing residents with the opportunity and tools to implement change. Create neighborhood collaborative partnerships that include comprehensive and coordinate supportive services. (see *Consolidated Plan*, Five–Year Housing & Community Development Strategic Plan, (Part I) (C), Long Term Policy Objectives (a) – page 98).

- Availability, Adequacy, Affordability and Accessibility of Housing: Restoring abandoned and blighted properties through the leveraging of government, private sector, and neighborhood resources to maximize cost-effective rehabilitation of housing units that are affordable to low and moderate-income persons and families and which incorporate design standards emphasizing physical accessibility and energy efficiency. (see *Consolidated Plan*, Five–Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Objectives (a.) – page 98).

- Improvement to Mobility Potential: Comprehensive maintenance and rehabilitation of public housing developments in order to continue choice and mobility for low and moderate-income groups. (see *Consolidated Plan*, Five–Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Policy Objectives (f.) – page 99).

- Proximity Relationships of Affordable Housing to Employment, Training, Education, Health Care and Necessary Community Services: In the development and promotion of additional affordable housing, efforts will be made to ensure locations are in relative proximity to other community services including employment, training, education, health care, etc. The removal of physical barriers and isolation of neighborhoods will be pursued. (see *Consolidated Plan*, Five–Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Policy Objectives (g.) – page 99).

- Homeownership Expansion: Provide subsidies 9financial assistance) to qualified low-income families to enable them to become first-time homebuyers. Develop new homeownership opportunities on all islands adding a minimum of 175 new units within five (5) years. (see *Consolidated Plan*, Five–Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Policy Objectives (l.) – page 100).

D. Other Information Required by HUD

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

Consistent with HUD guidance, VIHA defines a substantial deviation/modification to its Five-Year and/or Annual PHA Plans as the following:

1. DEFINITION OF "SUBSTANTIAL DEVIATION" AND "SIGNIFICANT AMENDMENT OR MODIFICATIONS"

VIHA FY2005 - 2009 Five-Year Plan.

A "substantial deviation" or "significant amendment or modification" to VIHA's FY2005 – 2009 Five-Year Plan or Restated Five-Year Plan (collectively referred to as the "Five-Year Plan") is defined as any substantial change, modification, or amendment to the Five-Year Plan that materially and significantly modifies VIHA's goals listed in Section B of the Five-Year Plan. A change in VIHA's objectives or strategies in reaching those goals will not be considered a "substantial deviation" or "significant amendment or modification." Other than for "substantial deviation" or "significant amendment or modifications," as defined above, VIHA may make changes to its Five-Year Plan without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board consultation or other resident consultation.

VIHA FY2008 Annual Plan.

A "substantial deviation" or "significant amendment or modification" to VIHA's FY2008 Annual Plan ("Annual Plan") is defined as any substantial change, modification, or amendment to the Annual Plan that materially and significantly modifies VIHA's goals listed in Section B of the Five-Year Plan or materially and significantly modifies the

strategies outlined in the Annual Plan as described in the Executive Summary to the Annual Plan. A substantial deviation" or "significant amendment or modification" may also include:

- Changes to rent or admission policies that expand the rights of residents and are not otherwise included in the Lease, Admissions and Continued Occupancy Policy or the Administrative Plan;
- Additions of non-emergency work items (not included in the current Annual Statement or Five-Year Action Plan or);
- Use of replacement reserve funds under the Capital Fund (not included in the current Annual Statement or Five-Year Action Plan);
- Demolition, disposition, designation of housing, homeownership programs or conversion activities not otherwise referenced in the Annual Plan

Notwithstanding the foregoing, VIHA may, from time to time, make changes in the Annual Plan and any attachments thereto, in order to maximize the flexibility provided for in the regulations of the programs administered by VIHA and included in the FY2008 Annual Plan and such changes shall not be considered a "substantial deviation" or a "significant amendment or modification." Specifically, VIHA anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment and/or Capital Fund plans and expenditures from time to time, (including, but not limited to, a change in use of funds under the Capital Fund) and such changes shall not be deemed to be a "substantial deviation or a "significant amendment or modification" to the FY2008 Annual Plan.

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Attachments

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

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ATTACHMENT A

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS ANALYSIS

The Virgin Islands Housing Authority performed a review of all of its Family developments to determine if there are any that would be covered by the Deconcentration Rule. The Deconcentration Rule provides that the average income for all covered communities should fall between 85% and 115% of the Authority-wide average income ("Established Income Range" or "EIR"). VIHA performed the required analysis and found that the average annual income increased for all of VIHA's covered communities on St. Thomas was increased to $18,138.16 per household. VIHA found that the average annual income for all of VIHA's covered communities on St. Croix increased to $10,070.30. This amount was only 55.52% of the St. Thomas average household income. This led to a combined authority-wide average income for all of the covered developments of $14,985.45.

VIHA responds to the HUD required deconcentration questions as follows:

Component 3, (6) Deconcentration and Income Mixing

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

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

If yes, list these developments as follows:

The table below shows that five (5) of the St. Thomas developments were outside the upper range of the EIR (115%) and ten (10) of the St. Croix covered communities (i.e., 10 communities), were outside of the lower range of the EIR.

Development No.	Development Name	Average Income (as of 7/31/07)	Family Communities Average Income	Percentage relative to EIR	Action Plan Required
St. Thomas					
VQ 001004A	H.H. Bergs Homes	$17,478.30	$14,985.45	116.64%	Yes
VQ001007	Michael J. Kirwan Terrace	$18,943.57	$14,985.45	126.41%	Yes
VQ001016	Estate Tutu Apartments	$22, 882.45	$14,985.45	152.70%	Yes
VQ 001032	Anna's Retreat Heights	$35,851.00	$14,985.45	239.24%	Yes
VQ001044 (f/k/a VQ001035)	The Knolls at Contant	$23,360.00	$14,985.45	155.88%	Yes
St. Croix					
VQ001002	D. Hamilton Jackson Terrace	$8,339.41	$14,985.45	55.65%	Yes
VQ001003	Ludvig E. Harrigan Court	$11,674.73	$14,985.45	77.91%	Yes
VQ001004C	Marley Homes	$11,826.50	$14,985.45	78.92%	Yes
VQ001006	Ralph deChabert Place	$7,899.41	$14,985.45	52.71%	Yes
VQ001008	John F. Kennedy Terrace	$8,661.06	$14,985.45	57.80%	Yes
VQ001010	Addition to Marley Homes	$11,397.39	$14,985.45	76.06%	Yes
VQ001012	Aureo Diaz Heights	$7,285.99	$14,985.45	48.62%	Yes
VQ001020	Walter I. M. Hodge	$10,134.07	$14,985.45	67.63%	Yes

Development No.	Development Name	Average Income (as of 7/31/07)	Family Communities Average Income	Percentage relative to EIR	Action Plan Required
	Pavilion				
VQ001022	Mount Pleasant	$10,643.95	$14,985.45	83.56%	Yes
VQ001024B	Candido R. Guadalupe Terrace	$9,559.10	$14,985.45	63.79%	Yes

VIHA contemplates the following Action Plan for the communities outside of the EIR.

Generally, most of the communities that fall outside of the upper range of the EIR are still well within the income ranges of very-low income and low-income families. These communities have benefited from VIHA's Economic and Self-sufficiency programs and the more favorable economic climate on St. Thomas. Moreover, some of the families in these higher income communities are seeking to purchase homes and therefore have greater motivation to earn higher incomes. As part of the Action Plan, VIHA will seek to encourage more of the higher income families to enter VIHA's homeownership program (once it is fully established) and eventually move off of housing assistance. Moreover, VIHA will seek to encourage some lower income families to move into these higher income communities.

Most of the communities that fall outside the lower range of the EIR reflect the difference in the incomes and the economies of St. Croix and St. Thomas. The deconcentration analysis revealed that families in St. Croix have an average income that is approximately one half (½) that of the families on St. Thomas. Part of this difference is due to the weaker economy, competitive housing, and economic forces on St. Croix and the more vibrant economy of St. Thomas. HUD recognized this difference in the program income limits when it established the 2006 income limits for St. Croix an average of 22% lower than the income limits for St. Thomas. VIHA intends to use a number of measures in its efforts to raise the average family incomes in these communities including:

- Exploring the provision of incentives designed to encourage families with higher incomes to accept units in developments with average incomes below the EIR
- Targeting some capital improvements toward developments with an average income below the EIR.
- Establishing and implementing income ranging and working family preferences;
- Skipping families on the waiting list in order to further the goals of VIHA's deconcentration efforts.

Looking at the individual communities, VIHA offers the following explanation and listing of its Action Plan activities:

Deconcentration Policy for Covered Developments			
Development Name	**No. of Units**	**Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]**	**Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]**
St. Thomas			
H.H Bergs Home	50	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	24 *C.F.R.* §903.2(c)(1)(v)(C) 24 *C.F.R.* §903.2(c)(1)(v)(D)

Michael J. Kirwan Terrace	138	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	24 *C.F.R.* §903.2(c)(1)(v)(E) Also See Above
Addition to Bergs Home	24	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Estate Tutu Apartments	376	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Pollyberg Gardens	11	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(C) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
George Simmons Terrace	8	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(C) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
The Knolls at Contant	96	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
St. Croix			
D. Hamilton Jackson Terrace	110	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	24 *C.F.R.* §903.2(c)(1)(v)(A) 24 *C.F.R.* §903.2(c)(1)(v)(B) 24 *C.F.R.* §903.2(c)(1)(v)(C) 24 *C.F.R.* §903.2(c)(1)(v)(D) 24 *C.F.R.* §903.2(c)(1)(v)(E) Also See Above
Ludvig E. Harrigan Court	70	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Marley Homes	34	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Ralph deChabert Place	264	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
John F. Kennedy Terrace	200	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Addition to Marley Homes	60	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Aureo Diaz Heights	100	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Walter I. M. Hodge Pavilion	250	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Mount Pleasant	44	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Nicasio Nico Apartments	60	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	
Candido R. Guadalupe Terrace	90	24 *C.F.R.* §903.2(c)(1)(iv)(B) 24 *C.F.R.* §903.2(c)(1)(iv)(D)	

ATTACHMENT B

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

The Virgin Islands Housing Authority's governing board is currently vested in one (1) person appointed by HUD to serve as the Board of Commissioner. HUD has also contracted an Executive Administrator who serves as the Executive Director, while VIHA is under receivership. Following the termination of the receivership, it is anticipated that at least one resident will serve on VIHA's then Board of Commissioners. It is anticipated that the resident member will be appointed by the Governor of the Virgin Islands or other appropriate governmental official for such a length of term as may be authorized in the Bylaws of the Virgin Islands Housing Authority.

ATTACHMENT C

RESIDENT ADVISORY BOARD PROTOCOL

The following constitutes the protocol for the selection and membership on The Virgin Islands Housing Authority's Resident Advisory Board.

Protocol for Resident Advisory Board
(as of July 27, 2005)

The Virgin Islands Housing Authority ("VIHA") desires to consult with public housing residents, and Housing Choice participants during the preparation of VIHA's Annual Plan, Five-Year Plan, and other selected strategic, leasing or occupancy initiatives. As the planning needs of VIHA are sometimes fluid and may be technical in nature, VIHA desires to obtain public housing resident and Housing Choice participant consultation that is focused, timely and representative of viewpoints of VIHA's overall resident population. The following provides a background overview of the Resident Advisory Board VIHA will use to ensure resident and participant participation in the consultation process.

A. Role of the Resident Advisory Board.

The role of the resident advisory boards is to participate in the planning process and to assist VIHA by making recommendations on the proposed Five-Year Plan, Annual Plan, and such other major strategies as VIHA may bring before the advisory board. The participation and assistance of the Resident Advisory Board is **advisory** and accomplished through regular scheduled consultation meetings with VIHA. VIHA will consider all recommendation(s) made by the Resident Advisory Board for changes to the Plans or other major strategies and will adopt such recommendations, as VIHA, in its sole discretion, deems appropriate. VIHA will not adopt any recommendations made by the Resident Advisory Board which VIHA believes, in its sole discretion, do not reflect: (i) the best business practice(s); (ii) the current or contemplated strategic direction of VIHA; (iii) consistency with VIHA's Five-Year or Annual Plan; (iv) VIHA's operations, aspirations, intentions or factors affecting VIHA's operations, aspirations, intentions or goals; (v) VIHA's Recovery Plan; or (vi) compliance with all applicable laws, regulations, rules, ordinances or requirements.

B. Composition of the QHWRA Resident Advisory Board.

VIHA will have one official resident advisory board, the Resident Advisory Board ("RAB"). The advisory board has an appointed membership as indicated below:

1. VIHA's Resident Advisory Board Membership.

The VIHA's Resident Advisory Board ("RAB") consists of six (6) residents of VIHA's Affordable Housing Program and two (2) participants of VIHA's Housing Choice Program, all of whom are: (i) nominated to serve on the RAB; (ii) appointed by the Executive Administrator or Executive Director to serve on the RAB in accordance with this *Protocol for Resident Advisory Board* ("Protocol"); (iii) in agreement to serve on the RAB; (iv) in lease compliance and not subject to any dispossessory actions; and (v) not otherwise removed before the expiration of his or her term in accordance with the Protocol. The resident/participant members of the RAB are selected from the following categories of residents and participants who adequately reflect and represent the overall resident/participant population assisted by VIHA.

Category	Description of Resident/Participant Category	Number of Representatives
A.	Residents living in one of the affordable housing communities located on St. Thomas	3
B.	Residents living in one of the affordable housing communities located on St. Croix	3

Category	Description of Resident/Participant Category	Number of Representatives
C.	Participant of the Housing Choice Program living on St. Thomas	1
D.	Participant of the Housing Choice Program living on St. Croix	1
Total RAB Representatives		8

To the extent practicable, at least one of the affordable housing residents selected for RAB membership should be elderly or disabled. In addition, at least one of the affordable housing residents selected for RAB membership should be a family working either part-time or full-time.

2. Nominations Process for RAB.

Following the appointment of the initial RAB (see Section B(3) below), VIHA will accept nominations for membership to the VIHA's RAB through means of a formal nomination process. VIHA will inform residents of the nomination process and how and when nominations can be made to VIHA. Nominations may also be solicited from VIHA's Board of Commissioners, members of public and members of VIHA's staff. All residents nominated will be checked for lease compliance at the time of the nomination and at the time of actual appointment to the RAB. Generally, the nominations process will include the following:

- General announcement to VIHA residents that VIHA is accepting nominations for positions on the RAB
- Brief description of the responsibilities of RAB members;
- Time frame for submission of the nominations;
- Review of nominations and checking for lease compliance;
- Selection of appropriate members for RAB (see Paragraph 3 below);
- Letters sent to all nominees informing the nominee whether he or she was selected for service on RAB.

3. Appointment to the RAB.

The Executive Administrator shall appoint the RAB with resident and participant members in time for the RAB to have input on VIHA's Five-Year and Annual Plans.

a. Initial RAB Membership Appointments.

To ensure that VIHA has quality resident and participant consultation on its FY2005-2009 Restated Five Year Plan and its FY2007 Annual Plan, the Executive Administrator shall recognize and retain the previously appointed members to the initial RAB who are known to be fine upstanding citizens, interested in the welfare of residents and participants, and committed to the Public Housing and Housing Choice Programs of VIHA.

b. Future RAB Membership Appointments.

Following the initial appointment of the RAB, future appointments will be made following the nomination procedure outlined in Section B(2) above. Following appropriate nominations, the Executive Administrator, Executive Director, or his or her designee, will appoint each member of the VIHA's RAB in accordance with the nomination and selection procedure set forth in the Protocol.

C. Term of RAB Members.

The members so appointed will serve a three (3) year term, and shall continue in office until their successor is appointed. If a member no longer meets the requirements of membership set forth in Section B(1) of this Protocol that member may be removed and a replacement appointed. Moreover, in the Executive Administrator's, Executive Director's, or his or her designee's sole discretion, a member may be reappointed for one (1) successive three (3) year term.

D. Meetings of the Resident Advisory Board.

The advisory board will meet periodically to provide valuable consultation, input, suggestions, and recommendations regarding the Plan, and such other major strategies as VIHA may bring before the advisory boards. Generally, the advisory

boards will meet approximately four (4) times during each calendar year, however, more or less meetings may be required depending on the planning and consultation needs of VIHA. An advisory board member is expected to attend all meetings of the RAB and chronic non-attendance may be grounds to terminate membership on the RAB.

E. Vacancies on the Resident Advisory Board.

Should there be a vacancy on the RAB, the Executive Administrator, Executive Director, or his or her designee shall appoint an alternate member to fulfill the unexpired term of the vacating member.

F. Amendments to the Protocol.

The Executive Administrator, Executive Director, or his or her designee shall have the authority to modify this Protocol from time to time.

G. Other Consultations.

Nothing in this Protocol shall prevent the Executive Administrator, Executive Director, or his or her designee from consulting with various other residents, resident organizations, participants or other interested groups.

H. References.

This Protocol is enacted based on the following law and regulations:

- *The Quality Housing and Work Responsibility Act of 1998*
- 24 *C.F.R.* §903.13

ATTACHMENT D

MEMBERSHIP ON THE RESIDENT ADVISORY BOARD

The following members constitute The Virgin Islands Housing Authority's Resident Advisory Board. VIHA consulted with the Resident Advisory Board in preparation for the submission of its FY2005-2009 Restated Five-Year Plan and its FY2006 Annual Plan.

- Idita Matthew
- Louise Christopher
- Alford Rhymer
- Julien Hansen
- Daphne Edwards
- Leova Harris

Housing Choice Voucher Representatives

- Jacquelyn Fredericks
- Debora Nieves

ATTACHMENT E

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

The Virgin Islands Housing Authority has implemented all of the required Public Housing Resident Community Service Requirements and has incorporated those requirements in its key leasing and occupancy documents. Pursuant to Section 3.13.2, Subcomponent 12C of HUD's *Public Housing Agency [PHA] Plan Desk Guide*, VIHA offers the following description of its efforts:

1. Administrative Steps to Implement the Community Service Requirements.
   A. Comprehensive Admissions and Continued Occupancy Policy Supplemental Policies Provisions: Chapter XI, pgs. 75 - 80
   B. Dwelling Lease Provision: Section 6

2. Type of Activities Residents in which Residents may Participate. Residents may participate in any approved activity of a bona fide social service or public agency, including, but not limited to, an United Way funded agency, Department of Human Services approved community-based or community-service organization, Internal Revenue Code Section 501(c)(3) entity, or other 501(c)(3) like charitable entity recognized under the laws of the Virgin Islands that accepts volunteers and monitors attendance.

3. Partner Agencies. Any bona fide social service, public agency, Internal Revenue Code Section 501(c)(3) entity, or Virgin Islands 501(c)(3) like charitable entity recognized under the laws of the Virgin Islands, may offer residents opportunities to fulfill the community service requirements, provided that the agency monitors and reports a resident's attendance to VIHA on VIHA approved forms.

4. Process to Cure Noncompliance. A resident who fails to satisfy the community service requirement may cure the non-compliance as follows:

   VIHA will offer the family member(s) one opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree(s) to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over a sixty (60) day period beginning with the date of the agreement and the resident shall, at the same time, stay current with that year's community service requirement. The first hours a resident earns will be applied toward the current commitment until the current year's commitment is made.

   If any applicable family member does not accept the terms of the agreement, does not fulfill his or her obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service by more than three (3) hours, the VIHA may take action to terminate the lease.

5. Administration. Generally, the Director of Public Relations/Resident Services will serve as the overall administrator of the program with responsibilities to include the administration, review, documentation and certification of data collected to assure that unemployed residents, unless exempt, comply with the Community Service and Self-Sufficiency Requirement. Following VIHA's transition to project based management and budgeting, administrative responsibilities may be given to the individual property managers.

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ATTACHMENT F

RESIDENT ASSESSMENT AND SATISFACTION SURVEY STATEMENT

The United States Department of Housing and Urban Development ("HUD") conducted a Customer Service and Satisfaction Survey ("Survey") of selected residents of The Virgin Islands Housing Authority's ("VIHA") public housing communities during the previous Plan year. The results of that Survey, provided to VIHA through HUD's Resident Assessment Subsystem, are as follows:

Section	Last documented Scores
Maintenance and Repair:	(0.8) 80%
Communication:	(0.7) 70%
Safety:	(0.7) 70%
Services:	(0.8) 80%
Neighborhood Appearance:	(0.5) 50%

VIHA submitted a timely RASS Follow-up Plan that contemplated several activities to improve VIHA's scores in each of the areas where it received less than 75%. As VIHA is without specificity as to which community or communities should be targeted based on the resident comments, VIHA has focused its efforts on each community. While the complete contents of the Follow-up Plan is a supporting document to this FY2008 Annual Plan, the main activities under the Follow-up Plan are summarized below:

1. Maintenance and Repair Follow-up Activities. VIHA has been working diligently to improve its maintenance and repair activities. The Follow-up Plan contemplates that VIHA will:

- Continue monthly meetings between management and maintenance staff to address maintenance concerns and provide time frames for maintenance repairs and work order completion.

- Periodically meet with the Resident Advisory Board to dialogue regarding maintenance repairs and resident perceptions regarding maintenance activities.

- Conduct selected Resident Satisfaction and Customer Service Surveys during annual recertification to obtain resident input and recommendations regarding VIHA's maintenance activities.

- Institute appropriate staff training on technical skills and customer service skills.

2. Communication. VIHA has identified a number of strategies to improve communication with residents including:

- Assist in the production of a monthly or bi-monthly resident newsletter designed to reach out and share information.
- Plan an Annual Housing Fair to educate and inform the general public and residents of housing initiatives, services, programs and needs.

- Develop a Marketing Plan to communicate and promote VIHA initiatives, services and programs.

- Continue interaction with the Resident Advisory Board, resident leadership and other residents to discuss VIHA initiatives, services and programs.

3. **Safety.** VIHA will continue to inform and educate residents on the importance of personal and community safety and security. VIHA will also stress:

- Collaborate more frequently with the Virgin Islands Police Department ("VIPD") on incidents of crimes, criminal activities and crime prevention strategies in and around VIHA communities.

- Seek to establish additional police substations or increase monitoring in and around VIHA communities.

- Have Police Department representatives and Management/residents meet on a regular basis to discuss criminal activity concerns and crime prevention strategies.

- Implement anti-crime/drug activities and programs for youth within public housing communities.

- Conduct periodic surveys on residents' safety and security satisfaction during annual recertification.

4. **Neighborhood Appearance.** VIHA has been working diligently to improve the overall appearance of its communities.

- VIHA is currently developing a landscaping plan that once implemented (and subject to funding availability), will make the communities look more appealing.

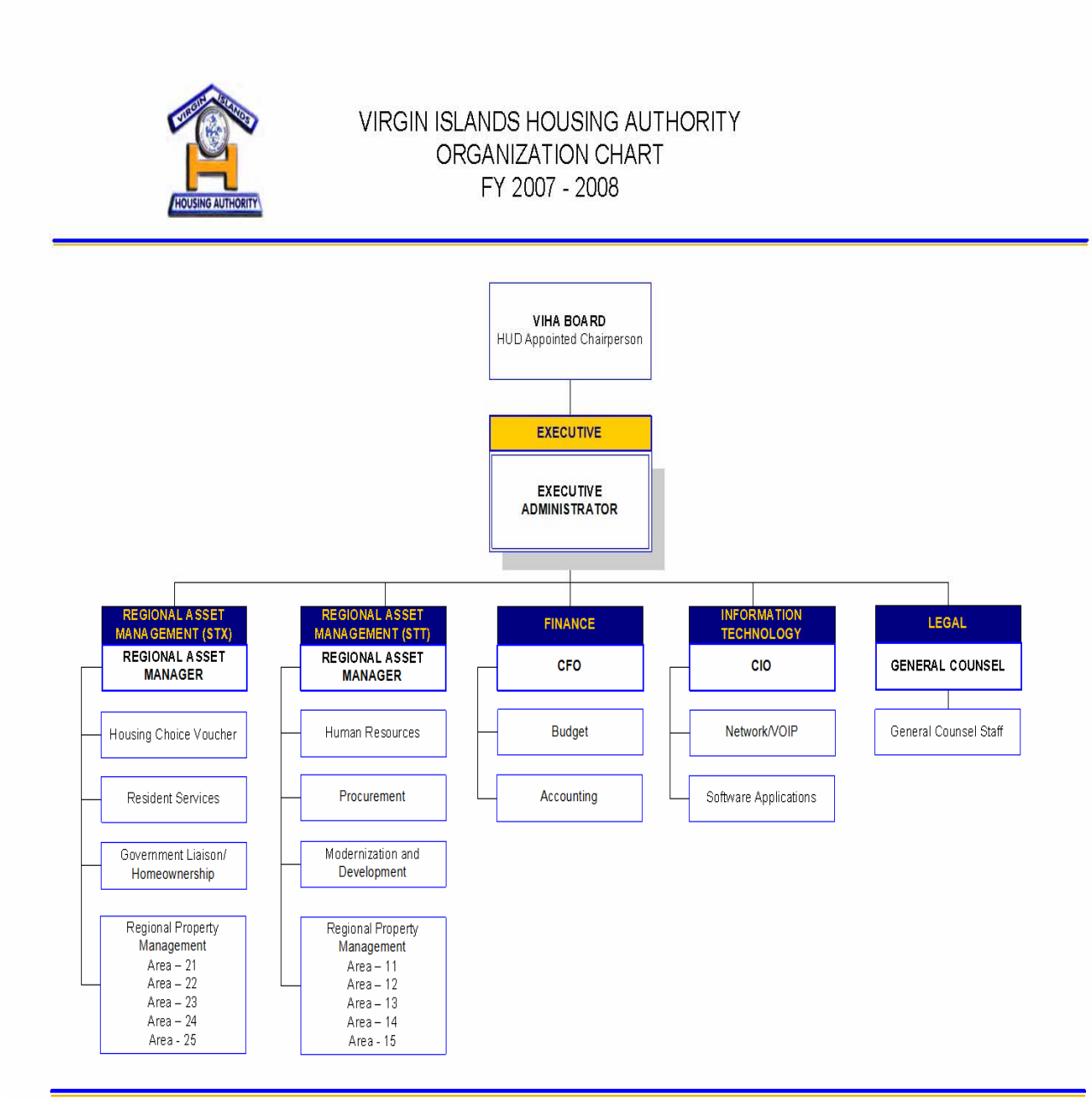
- Collaborate with USDA Forestry, Department of Agriculture, University of the Virgin Islands Extension Service, Virgin Islands Police Department, Department of Public Works, National Park, and other private sector organizations to train residents and otherwise promote clean-up campaigns, beautification, litter-control, recycling, community mobilization and other beautification activities.

- VIHA will seek to build community pride and promote periodic campaigns and potential awards or recognition for the cleanest community.

Moreover, VIHA has made it a daily routine assignment for VIHA's Maintenance personnel to police the grounds daily. In addition, VIHA is using its Capital Fund resources to perform long-standing deferred maintenance and appearance concerns at many of the communities.

As VIHA did not receive a score of less than 75% in any other section of the Survey, no Follow-up Plan or further information is required from VIHA. Even so, VIHA intends to keep up its efforts to work with its residents to enhance the resident related services offered at the communities.

ATTACHMENT G



ATTACHMENT H

HOUSING CHOICE HOMEOWNERSHIP
CAPACITY STATEMENT

The Homeownership Option will be offered to current tenant-based participants. The program is limited to fifty (50) families. Under the eligibility requirements families must:

- Be a participant in good standing of the Housing Choice Voucher Program.
- Be a first-time homeowner as defined by HUD;
- Meet minimum level of non-welfare income;
  *Federal minimum wage multiplied by 2000 hours.
  For an elderly disabled family must meet the minimum income level of SSI for 1 person times 12 months.
- Demonstrate that head or spouse is employed and has been continuously employed for a minimum of one year (except for elderly and disabled).
- Head or spouse has no previous default on mortgage.
- Successfully complete a pre-assistance and pre-purchase homeownership counseling program;
- Must complete the pre-qualification process with the identified and approved entity; and
- Have no outstanding debts to the VIHA or any unpaid rent.
- Current Housing Choice Voucher Program participants must be in full compliance with their lease and program requirements and must terminate their current lease arrangement in compliance with the lease. Participants must be deemed to be "mortgage ready" before a homeownership voucher will be issued.

As set forth in 24 *C.F.R.* §982.625(g), VIHA demonstrates its capacity to administer the Program by satisfying "one or more" of the following:

A. VIHA's Program employs and requires that financing for the purchase of a home under its Housing Choice Homeownership program will be provided, insured, or guaranteed by the state or federal government; and comply with secondary mortgage market underwriting requirements for such loans; or comply with generally accepted private sector underwriting.

B. VIHA's program otherwise demonstrates that it has the capacity, or will acquire the capacity, to successfully operate a Housing Choice Homeownership program. VIHA hereby shows that it has the following additional capacity:
   - Adequate management to implement, sustain, and promote its homeownership program including professionals skilled and experience at: (i) homeownership counseling (both pre- and post- purchase); (ii) mortgage counseling; (iii) credit counseling; (iv) financial structuring; (v) asset management; (vi) real estate development; and (vii) budget counseling.

- Adequate maintenance of a homeownership waiting list including the: (i) establishment of uniform criteria for each homeownership program; (ii) recruitment of qualified applicants; (iii) screening of qualified applicants; (iv) administration of the waiting list in accordance with VIHA's homeownership program.

The VIHA will also pursue one or more Memorandum of Agreement(s) with the Virgin Islands Housing Finance Authority (VIHFA), or another qualified HUD pre-purchase counselor, to provide the required pre-assistance or pre-purchase homeownership counseling to families enrolled in the Homeownership Program.

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

CONVERSION OF PUBLIC HOUSING
VOLUNTARY CONVERSION INITIAL ASSESSMENTS

Pursuant to PIH Notice 2001-26 (HA), Section II(D) VIHA offers the following description of its voluntary conversion initial assessment:

a. How many of the PHA's developments are subject to the Required Initial Assessments? Response: Thirty (30) Developments

b. How many of the PHA's developments are not subject to the Required Initial assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects? Response: Three (3) Elderly Developments

b. How many Assessments were conducted for the PHA's covered developments? Response: Twenty-seven (27)

c. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. Response: NONE.

Development Name	Number of Units

d. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Response: Not Applicable. Assessment is completed.

ATTACHMENT J

PROJECT-BASED VOUCHER PROGRAM STATEMENT

Pursuant to Section 3.22.2 of HUD's *Public Housing Agency [PHA] Plan Desk Guide*, VIHA offers the following Project-Based Voucher Program Statement:

Number of Project-Based Units: 80 Existing Units
General Location: Croixville Apartment, 14B Estate Plessen, Frederiksted, St. Croix (Virgin Islands)

How Project-Based Units are consistent with VIHA's Annual Plan: The ability to continue to administer project-based units complements other activities and initiatives VIHA plans to implement over the next five (5) years. VIHA plans to increase assisted housing choices, provide or attract supportive services to increase recipients' employability, and increase customer satisfaction. By utilizing these initiatives in concert with VIHA's Project-based Voucher Program, VIHA can continue to offer applicants/participants a variety of options related to its efforts to deliver high-quality public housing programs. Moreover, project-based (as opposed to tenant-based) assistances furthers VIHA's goals as the supply of units for tenant-based assistance is very limited on St. Croix. As a result, increasing the number of project-based units helps to ensure an increased number of affordable units are available in this location over the next 15 years.

Number of Project-Based Units: To be determined

General Location: Sites to be determine

How Project-Based Units are consistent with VIHA's Annual Plan: The ability to administer project-based units complements other activities and initiatives VIHA plans to implement over the next five (5) years. VIHA plans to increase assisted housing choices, provide or attract supportive services to increase recipients' employability, and increase customer satisfaction. Moreover, the project-basing of apartments already constructed but in need of substantial modernization will provide additional resources in order to complete the modernization. By utilizing these initiatives in concert with VIHA's Project-based Voucher Program, VIHA can continue to offer applicants/participants a variety of options related to its efforts to deliver high-quality public housing programs. Moreover, project-based (as opposed to tenant-based) assistances furthers VIHA's goals as the supply of units for tenant-based assistance is very limited due to the high cost of rental housing on St. Thomas, and limited availability of high quality affordable units on St. Croix due to a sagging economic climate. As a result, increasing the number of project-based units helps to ensure an increased number of affordable units are available in this location over the next 15 years.

ATTACHMENT K

VACANCY REDUCTION PLAN STATEMENT

The Virgin Islands Housing Authority has implemented a comprehensive Vacancy Reduction Plan ("VRP") that addresses VIHA's long-term and short-term vacancies. The VRP has as its core a long range strategy to modernize all of VIHA's viable public housing communities beginning with units that are currently vacant or become vacant. Pursuant to 24 *C.F.R.* Section 990.145, VIHA offers the following statement in support of its determination of modernization and approved vacancies activities.

1. Evaluation of Long-term Vacant Units. No later than thirty (30) days from the start of the VIHA's fiscal year, VIHA will identify all of the long-term vacant units (i.e., units that have been vacant for more than one (1) year, and tentatively schedule the proposed modernization activities. About March 2006, VIHA identified nearly six hundred (600) vacant units existing in the St. Thomas and St. Croix districts. Some of the units were vacant from anywhere from two (2) to four (4) years for various reasons including deferred maintenance, extraordinary repairs, asbestos/lead abatement and hurricane-related damages. All of the units were in need of modernization. VIHA launched an aggressive Vacancy Reduction Plan to modernize and/or renovate the units in various phases. The first phase consisted of the modernization/renovation of three hundred (300) vacant units during 2004 – 2005. Later phases were set for the modernization/renovation of the remainder of the units during FY2006 and FY2007. As additional long-term vacant units are identified, these units will likewise be scheduled for modernization activity.

2. Evaluation of Newly or Short-term Vacant Units. Generally, within two (2) business days of VIHA becoming aware of a vacant public housing unit, VIHA (either through its third party contractors, Force Account, regular maintenance, modernization and/or property management professionals) will begin the evaluation of the vacant unit to determine the renovations, construction or other activities necessary to begin the modernization of the unit. Such an evaluation will also include an outline of the repairs necessary to bring the unit into Uniform Physical Conditions Standard ("UPCS") compliance and the time frames for completing the modernization and UPCS related repairs.

3. Evaluation of Voluntary Compliance Agreement Units. VIHA will also evaluate units necessary to meet VIHA's modernization and renovation goals under the Voluntary Compliance Agreement signed with HUD to make a percentage of VIHA's units accessible to persons with handicaps. Such evaluation will be made as vacancies occur and VIHA will provide additional guidance and specification to contractors/force labor to make a percentage of the identified units accessible.

4. Special Use and Litigation Units. VIHA may also evaluate, special use units (i.e., units approved and used for resident services, resident organization office and related activities such as self-sufficiency and anti-crime initiatives) and units vacant due to litigation or to avoid litigation. VIHA will determine whether such units are in need of renovations and modernization, and if so, VIHA will assign the units as it deems appropriate.

5. Assignment of Modernization Activity. Generally, VIHA will begin the modernization and renovation activity as soon as feasible and will generally assign the modernization activities to: VIHA's Force Account Team; (b) VIHA's Modernization and/or Development Contractors; (c) VIHA's regular Maintenance teams; and (d) a combination of the above. The decision regarding where to assign the vacant unit will be made by VIHA management and modernization professionals following the general guidelines as outlined below:

- Assignments will generally be made within five (5) business days after the evaluation of the vacant unit as outlined in Paragraph 1 above.
- Generally, regular maintenance teams will be assigned units where the modernization and UPCS repairs are not to significant and the maintenance team possess the right craftsmen and resources to complete the activities.
- Preference will be made to assign as many units as feasible to VIHA's Force Account Teams.
- Assignments may be made based on the team of contractor's ability to return the unit to active leasing for the least cost, at the highest quality, or in the shortest time.
- Consideration will be given to the team's/contractor's past performance and current ability to adhere to its construction/renovation/modernization schedule when assigning additional units.
- Such other factors as VIHA may deem pertinent and appropriate.

6. Timeframe for the Completion of the Modernization Activities. Each team/contractor will be required to provide a realistic timeframe for the completion of the renovation or modernization. Generally, all repairs must be completed within the timeframe provided unless VIHA allow for an extension of time for bona fide and good reasons(s).

7. Inspection of Modernized Units. Prior to re-leasing a modernized unit, VIHA will thoroughly inspect the unit to ensure that the modernization activities are complete and that the modernized unit complies with UPCS. Following such inspection, VIHA will lease the unit to a qualified applicant/resident as soon as possible.

ATTACHMENT L
Approved Operating Budget FY 2007

Name of PHA/HA
VIRGIN ISLANDS HOUSING AUTHORITY

Line No.	Acct. No.	Description (1)	(2)	[x] Estimates / [ ] or Actual Current Budget Yr. 2006 PUM (3)	Requested Budget Estimates: PHA/HA Estimates PUM (4)	PHA/HA Estimates Amount (to nearest $10) (5)	HUD Modifications PUM (6)	HUD Modifications Amount (to nearest $10) (7)
Ordinary Maintenance and Operation:								
330	4410	Labor	90.63	65.62	91.44	3,457,610		
340	4420	Materials	10.06	19.20	23.89	903,180		
350	4430	Contract Costs	6.07	9.42	11.47	433,730		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	**106.76**	**94.24**	**126.80**	**4,794,520**		
Protective Services:								
370	4460	Labor	0.00	0.00	0.00	0		
380	4470	Materials	0.00	0.00	0.00	0		
390	4480	Contract Costs	3.40	2.59	10.53	398,000		
400	Total	Protective Services Expense (sum of lines 370 to 390)	**3.40**	**2.59**	**10.53**	**398,000**		
General Expense:								
410	4510	Insurance	68.43	61.26	50.19	1,897,790		
420	4520	Payments in Lieu of Taxes	0.00	0.00	0.00	0		
430	4530	Terminal Leave Payments	0.00	1.41	0.00	0		
440	4540	Employee Benefit Contributions	69.25	72.69	66.88	2,529,010		
450	4570	Collection Losses	2.25	6.61	2.31	87,420		
460	4590	Other General Expense	4.92	0.00	0.00	0		
470	Total	General Expense (sum of lines 410 to 460)	**144.86**	**141.97**	**119.39**	**4,514,220**		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	**617.92**	**649.85**	**626.50**	**23,689,270**		
Rent for Leased Dwellings:								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)	**617.92**	**649.85**	**626.50**	**23,689,270**		
Nonroutine Expenditures:								
510	4610	Extraordinary Maintenance	0.00	2.65	1.23	46,690		
515	4800	Depreciation Expence	172.25	172.25	0.00	0		
520	7520	Replacement of Nonexpendable Equipment	0.00	0.03	1.63	61,510		
530	7540	Property Betterments and Additions	0.00	4.90	1.42	53,860		
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	**172.25**	**179.84**	**4.29**	**162,060**		
550	Total	Operating Expenditures (sum of lines 500 and 540)	**790.18**	**829.69**	**630.79**	**23,851,330**		
Prior Year Adjustments:								
560	6010	Prior Year Adjustments Affecting Residual Receipts	0.00	0.00	0.00	0		
Other Expenditures:								
570				0.00	0.00			
580	Total	Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)	**790.18**	**829.69**	**630.79**	**23,851,330**		
590		Residual Receipts (or Deficit) before HUD Contributions and Provision for operating reserve (line 130 minus line 580)	**(639.38)**	**(660.36)**	**(454.99)**	**(17,204,100)**		
HUD Contributions:								
600	8010	Basic Annual Contribution Earned - Leased Projects/Current Year	0.00	0.00		-		
610	8011	Prior Year Adjustments - (Debit) Credit	0.00	0.00		0		
620		Basic Annual Contribution (line 600 plus or minus line 610)	0.00	0.00		0		
630	8020	Contributions Earned - Op. Sub: - Cur. Yr. (before year-end adj.)	468.04	510.00	**489.30**	**18,501,540**		
640	Total	Mandatory PFS Adjustments (net):				**0**		
650		Other (specify):	0.00	0.00				
660		Other (specify):	0.00	0.00				
670		Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)	**0.00**	0.00				
680	8020	Total Operating Subsidy-current year (line 630 plus or minus line 670)	**468.04**	**510.00**	**489.30**	**18,501,540**		
690	Total	HUD Contributions (sum of lines 620 and 680)	468.04	**510.00**	**489.30**	**18,501,540**		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690) Enter here and on line 810	**(171.34)**	**(150.36)**	**34.31**	**1,297,440**		

Previous editions are obsolete

form HUD-52564 (3/95)
ref. Handbook 7475.1

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

Name of PHA / IHA: Virgin Islands Housing Authority

Fiscal Year Ending December 31, 2007

		Operating Reserve	PHA/IHA Estimates	HUD Modifications
		Part I - Maximum Operating Reserve - End of Current Budget Year		
740	2821	**PHA / IHA-Leased Housing - Section 23 or 10 (c)** 50% of Line 480, column 5, form HUD-52564	11,844,630	

		Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End		
780		Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 12/31/05	7,188,590	
790		Provision for Operating Reserve - Current Budget Year (check one) [X] Estimated for FYE December 31, 2006 [ ] Actual for FYE	827,900	
800		Operating Reserve at End of Current Budget Year (check one) [X] Estimated for FYE December 31, 2006 [ ] Actual for FYE	8,016,490	
810		Provisions for Operating Reserve - Requested Budget Year Estimated for FYE 2007 Enter Amount from line 700	1,297,440	
820		Operating Reserve at End of Requested Budget Year Estimated for FYE 2007 (Sum of lines 800 and 810)	9,313,930	
830		Cash Reserve Requirement - 30 %of line 480	3,553,394	

Comments:

PHA / IHA Approval

Name: Mr. Michael R. Hollis

Title: Executive Administrator

Signature: Michael R Hollis

Date: 10-30-06

Field Office Approval

Name

Title

Signature

Date

Previous editions are obsolete

Page 3 of 3

formHUD-52564 (3/98)
ref. Handbook 7475.1

PHA/IHA Board Resolution

Approving Operating Budget or Calculation of Performance Funding System Operating Subsidy

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

OMB Approval No. 2577-0021
(Exp 6/30/2001)

Resolution No. 3120

Public Reporting Burden for this collection of information is estimated to average 15 minutes 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 information is required by Section 6(c)(4) of the U.S. Housing Act of 1937. The information is the operating budget for the low-income housing program and provides a summary of proposed/budgeted receipts and expenditures, approval of budgeted receipts and expenditures, and justification of certain specified amounts. HUD reviews the information to determine if the operating plan adopted by the PHA and the amounts are reasonable and that the PHA is in complete compliance with procedures prescribed by HUD. Responses are required to obtain benefits. This information does not lend itself to confidentiality.

Acting on behalf of the Board of Commissioners of the below-named Public Housing Agency (PHA)/Indian Housing Authority (IHA), as its Chairman, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

		(date)
[X]	Operating Budget Submitted on:	10/30/2006
[ ]	Operating Budget Revision Submitted on:	
[ ]	Calculation of Performance Funding System Submitted on:	
[ ]	Revised Calculation of Performance Funding System Submitted on:	

I certify on behalf of the: (PHA/IHA Name) **Housing Authority of the U.S. Virgin Islands** that:

1. All regulatory and statutory requirements have been met;
2. The PHA has sufficient operating reserves to meet the working capital needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low-income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;
6. All proposed rental charges and expenditures will be consistent with the provisions of law;
7. The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);
8. The PHA/IHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i) or 24 CFR 905.120(g);
9. The PHA/IHA will comply with the requirements for the reexamination of family income and composition under 24 CFR 960.209, 990.115 and 905.315; and

I hereby certify that all the information stated within, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Board Chairman's Name (type)	Signature	Date
Carmen Valenti	Carmen Valenti	10/31/06

Previous edition is obsolete

form HUD-52574 (10/95)
ref. Handbook 7575.1

Attachment M

FY2006 CAPITAL FUND PROGRAM ANNUAL STATEMENT

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150106 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2006

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2007** ☐ **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	916,096.00	916,096.00	916,096.00	0.00
3	1408 Management Improvements	713,220.74	513,220.74	458,308.28	82,137.30
4	1410 Administration	512,646.64	507,646.64	494,611.64	851.25
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	763,152.26	737,020.54	633,758.98	208,723.52
8	1440 Site Acquisition				
9	1450 Site Improvement	443,000.00	457,136.65	27,291.15	27,006.15
10	1460 Dwelling Structures	2,568,776.36	2,466,169.71	370,973.66	337,607.21
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	0.00	66,776.72	0.00	0.00
13	1475 Nondwelling Equipment	690,702.00	943,527.00	439,083.67	296,350.36
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,607,594.00	6,607,594.00	3,340,123.38	952,675.79
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	12,000.00	12,000.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs				

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

25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2006

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	**Operations**	**1406**		916,096.00	916,096.00	916,096.00	0.00	
HA-wide	**Salaries**	**1408**		363,220.74	363,220.74	363,220.74	0.00	
HA-wide	**Abandoned Vehicle Removal & Sustaining Program**	**1408**		50,000.00	50,000.00	9,905.00	9,905.00	
HA-wide	**IT Improvements**	**1408**		300,000.00	100,000.00	85,182.54	72,232.30	
HA-wide	**Salaries**	**1410**		494,086.64	494,086.64	494,086.64	326.25	
HA-wide	**Sundry**	**1410**		18,560.00	8,560.00	525.00	525.00	
HA-wide	**MASS Consultant Fees**	**1410**		0.00	5,000.00	0.00	0.00	
HA-wide	**Salaries**	**1430**		379,833.74	379,833.74	379,833.74	0.00	
HA-wide	**Travel/Training**	**1430**		10,000.00	10,000.00	3,641.22	3,641.22	
HA-wide	**EPC Consultant - 2nd Amendment Contract Extension/Utility Allowance Calculation**	**1430**		33,318.52	33,318.52	39,231.02	29,044.77	
HA-wide	**RFP - Physical Needs Assessment/Viability Study**	**1430**		250,000.00	181,858.28	183,303.00	174,808.75	
HA-wide	**RFP - On-Call A/E Services**	**1430**		50,000.00	50,000.00	250.00	250.00	
HA-wide	**RFP - Cistern Recovery**	**1430**		15,000.00	15,000.00	0.00		
HA-wide	**RFP - Playground/Recreation Site Revitalization**	**1430**		25,000.00	25,000.00	0.00		
VQ001013	**Community Center Appraisal**	**1430**		0.00	1,290.00	0.00		
VQ001031	**Dwelling Unit Appraisal**	**1430**		0.00	18,256.84	5,200.00	0.00	

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

VQ001032	**CommCenter,land etc Appraisal**	**1430**			0.00	5,477.90	5,000.00	0.00	
VQ001034	**Community Center Appraisal**	**1430**			0.00	5,385.26	4,500.00	0.00	
VQ001032	**Survey Parcel #388, Annas Retreat**	**1430**			0.00	4,600.00	5,800.00	978.78	
HA-wide	**Bordeaux property appraisal**	**1430**			0.00	2,500.00	2,500.00	0.00	
VQ001016	**VQ16 property appraisals, Bldgs 1,2,3 & 9**	**1430**			0.00	4,500.00	4,500.00	0.00	
VQ001001	**Restore Playground Equipment/Basketball**	**1450**			35,000.00	35,000.00	2,895.20	2,610.20	
VQ001002	**Restore Playground Equipment/Basketball**	**1450**			50,000.00	50,000.00	0.00	0.00	
VQ001003	**Restore Playground Equipment/Basketball**	**1450**			10,000.00	10,000.00	0.00	0.00	
VQ001004A	**Restore Playground Equipment**	**1450**			35,000.00	35,000.00	0.00	0.00	
VQ001005	**Restore Playground Equipment**	**1450**			50,000.00	50,000.00	0.00	0.00	
VQ001008	**Replace Playground/Basketball Crt/Baseball Field**	**1450**			50,000.00	50,000.00	0.00	0.00	
VQ001011	**Renovate/Section 504 Improvements**	**1450**			30,000.00	30,000.00	0.00	0.00	
VQ001012	**Restore/Replace Playground Equipment**	**1450**			10,000.00	10,000.00	0.00	0.00	
VQ001015	**Restore/Replace Playground Equipt/Baseball Diamond**	**1450**			0.00	0.00	0.00	0.00	
VQ001016	**Install Playgrnd Equipt 4,5,7,8/Restore Basketball Court**	**1450**			70,000.00	70,000.00	0.00	0.00	
VQ001016	**Sidewalk Repairs (Bldgs. 10-12, 18 Comm. Center)**	**1450**			15,000.00	15,000.00	0.00	0.00	
VQ001019	**Restore Playground Equipment/Basketball Court**	**1450**			25,000.00	25,000.00	0.00	0.00	
VQ001022	**Install Benches/Half-Court Basketball**	**1450**			30,000.00	30,000.00	0.00	0.00	
VQ001031	**Restore Playground Equipment**	**1450**			500.00	500.00	0.00	0.00	
VQ001032	**Restore Playground Equipment**	**1450**			500.00	500.00	0.00	0.00	
VQ001033	**504 Access ramp garbage bin/mailbox**	**1450**			12,000.00	12,000.00	0.00	0.00	

VQ001044	**Install Playground**	**1450**			20,000.00	24,395.95	24,395.95	24,395.95	
VQ001016	**Install fence & rails**	**1450**			0.00	9,740.70	0.00	0.00	
VQ001001	**Interior Concrete Repairs/Painting**	**1460**			50,000.00	50,000.00	0.00	0.00	
VQ001001	**Water Meter Separation - VIHA & Co-Op**	**1460**			40,000.00	40,000.00	0.00	0.00	
VQ001002	**Ext Painting/Struct.Conc. Repairs-Contract Modification**	**1460**			108,000.00	127,546.71	127,546.71	129,250.51	
VQ001004C	**Replacement of Interior Stairs**	**1460**			40,000.00	40,000.00	0.00	0.00	
VQ001004C	**Gutter Flashing/Exterior Wall Sealant**	**1460**			90,000.00	90,000.00	0.00	0.00	
VQ001005	**Structural Concrete Repairs**	**1460**			25,000.00	25,000.00	0.00	0.00	
VQ001005	**Roof Resurfacing/Repairs/Downspouts**	**1460**			200,000.00	200,000.00	0.00	0.00	
VQ001007	**Interior Concrete Repairs**	**1460**			100,000.00	100,000.00	0.00	0.00	
VQ001008	**Exterior Painting & Structural Concrete Repairs**	**1460**			95,000.00	95,000.00	0.00	0.00	
VQ001011	**Exterior Painting & Structural Concrete Repairs**	**1460**			180,000.00	96,519.15	0.00	0.00	
VQ001012	**Site Handrails/Sidewalk Repairs**	**1460**			15,000.00	15,000.00	0.00	0.00	
VQ001015	**Roof Repair/Resurfacing - 53 units**	**1460**			130,604.69	130,604.69	0.00	0.00	
VQ001016	**Roof Repairs/Resurfacing - Bldgs 9-18 & 22**	**1460**			65,000.00	65,000.00	0.00	0.00	
VQ001019	**Renovation of Back Porches - Bldg. A**	**1460**			224,000.00	238,919.20	0.00	0.00	
VQ001019	**Exterior Painting, Concrete Repairs**	**1460**			219,031.67	193,439.96	0.00	0.00	
VQ001021	**Roof Resurfacing - Comm. Cntr/Office**	**1460**			25,000.00	25,000.00	0.00	0.00	
VQ001022	**Roof Resurfacing**	**1460**			40,640.00	40,640.00	0.00	0.00	
VQ001022	**Stairwell Stair Replacement**	**1460**			120,000.00	120,000.00	0.00	0.00	
VQ001044	**Exterior Painting & Structural Concrete Repairs**	**1460**			300,000.00	300,000.00	0.00	0.00	
HA-Wide	**Director of Vacancy Rehab**	**1460**			47,500.00	47,500.00	0.00	0.00	

HA-Wide	**Vacant Unit Rehabilitation**	**1460**			0.00	0.00	0.00	0.00	
HA-wide	**STT-Wide Extermination**	**1460**			226,000.00	219,425.50	138,840.25	103,770.00	
HA-wide	**STX-Wide Extermination**	**1460**			200,000.00	206,574.50	104,586.70	104,586.70	
VQ001012	**STX Central Office 2nd floor egress at elevator**	**1460**			28,000.00	0.00	0.00	0.00	
VQ001012	**STX Central Office 2nd floor egress at elevator**	**1470**			0.00	28,000.00	0.00	0.00	
VQ001005	**VQ5 Comm Center Repl (2) A/C Units**	**1470**			0.00	2,825.00	0.00	0.00	
VQ001007	**VQ7 Comm Center Repl (2) A/C Units**	**1470**			0.00	5,900.00	0.00	0.00	
VQ001016	**VQ16 Mgr's Office Repl (2) A/C Units**	**1470**			0.00	2,295.00	0.00	0.00	
VQ001019	**VQ19 CommCenter Repl (4) A/C Units**	**1470**			0.00	26,711.72	0.00	0.00	
VQ001021	**Whim Security Gate repair**	**1470**			0.00	1,045.00	0.00	0.00	
HA-Wide	**(2) Backhoes - 1-STT/ 1-STX**	**1475**			136,000.00	136,000.00	137,568.00	0.00	
HA-Wide	**(2) Dump Trucks - 1 -STT/ 1-STX**	**1475**			140,000.00	140,000.00	0.00	0.00	
HA-Wide	**(1) Manlift - STT**	**1475**			116,392.00	116,392.00	0.00	0.00	
HA-Wide	**(1) Wrecker**	**1475**			66,000.00	20,710.00	0.00	0.00	
HA-Wide	**(2) Bobcat/Trailer - STT/STX**	**1475**			90,000.00	90,000.00	0.00	0.00	
HA-Wide	**STT Maintenance Equipment-Riding Mowers&Trailer**	**1475**			39,470.00	48,377.40	48,377.40	48,377.40	
HA-Wide	**STX Maintenance Equipment-Riding Mowers&Trailer**	**1475**			39,470.00	30,562.60	26,158.40	26,158.40	
HA-Wide	**STT/STX Maintenance Equipment - Landscaping Equipt**	**1475**			63,370.00	63,370.00	919.90	919.90	
HA-Wide STT	**IT Equipment STT**	**1475**			0.00	125,000.00	98,732.44	93,567.13	
HA-Wide STX	**IT Equipment STX**	**1475**			0.00	75,000.00	39,212.53	39,212.53	
HA-Wide STT	**Vehicle to be assigned to IT Division, STT**	**1475**			0.00	22,645.00	22,645.00	22,645.00	
HA-Wide STX	**Vehicle to be assigned to IT Division, STX**	**1475**			0.00	22,645.00	22,645.00	22,645.00	

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

PHA Name: **Virgin Islands Housing Authority**

Grant Type and Number
Capital Fund Program No:
Replacement Housing Factor No:

Federal FY of Grant: 2006

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	
HA-wide	Operations		7/18/08		7/18/10			
HA-wide	Salaries		7/18/08		7/18/10			
HA-wide	Abandoned Vehicle Removal & Sustaining Program		7/18/08		7/18/10			
HA-wide	IT Improvements		7/18/08		7/18/10			
HA-wide	Salaries		7/18/08		7/18/10			
HA-wide	Sundry		7/18/08		7/18/10			
HA-wide	Salaries		7/18/08		7/18/10			
HA-wide	Travel/Training		7/18/08		7/18/10			
HA-wide	EPC Consultant - 2nd Amendment Contract Extension/Utility Allowance Calculation		7/18/08		7/18/10			
HA-wide	RFP - Physical Needs Assessment/Viability Study		7/18/08		7/18/10			
HA-wide	RFP - On-Call A/E Services		7/18/08		7/18/10			
HA-wide	RFP - Cistern Recovery		7/18/08		7/18/10			
HA-wide	RFP - Playground/Recreation Site Revitalization		7/18/08		7/18/10			
VQ001001								
PMP Gardens	Restore Playground Equipment/Basketball		7/18/08		7/18/10			
VQ001002								
Jackson Terrace	Restore Playground Equipment/Basketball		7/18/08		7/18/10			
VQ001003								

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Harrigan Court VQ001004A	Restore Playground Equipment/Basketball	7/18/08	7/18/10
Bergs/Addition	Restore Playground Equipment	7/18/08	7/18/10
VQ001005 HarrisCourt	Restore Playground Equipment	7/18/08	7/18/10
VQ001008			
JF Kennedy VQ001011	Replace Playground/Basketball Crt/Baseball Field	7/18/08	7/18/10
Lucinda Millin	Renovate/Section 504 Improvements	7/18/08	7/18/10
VQ001012			
A. Diaz Heights VQ001015	Restore/Replace Playground Equipment	7/18/08	7/18/10
Williams Delight	Restore/Replace Playground Equipt/Baseball Diamond	7/18/08	7/18/10
VQ001016	Install Playgrnd Equipt 4,5,7,8/Restore Basketball Court	7/18/08	7/18/10
Tutu Highrise VQ001019	Sidewalk Repairs (Bldgs. 10-12, 18 Comm. Center)	7/18/08	7/18/10
Estate Bovoni	Restore Playground Equipment/Basketball Court	7/18/08	7/18/10

VQ001020 Walter IM Hodge Pavillion	Restore Playground Equipment	7/18/08	7/18/10
VQ001021 Wilfred "Pedro"	Upgrade Playground/Basketball Court	7/18/08	7/18/10
VQ001022 Mount Pleasant	Install Benches/Half-Court Basketball	7/18/08	7/18/10
VQ001024A Nicasio Nico	Refurbish Playground	7/18/08	7/18/10
VQ001024B Cand. Guadalupe	Refurbish Playground	7/18/08	7/18/10
VQ001031 Pollyberg Gardens (Homeownership Site)	Restore Playground Equipment	7/18/08	7/18/10
VQ001032 AnnasRet.Heights	Restore Playground Equipment	7/18/08	7/18/10
VQ001033, Joseph James	504 Access ramp garbage bin/mailbox	7/18/08	7/18/10
VQ001044 Knolls at Contant	Install Playground	7/18/08	7/18/10
VQ001001	Interior Concrete Repairs/Painting	7/18/08	7/18/10
PMP Gardens	Water Meter Separation - VIHA & Co-Op	7/18/08	7/18/10

VQ001002			
Jackson Terrace	Ext Painting/Struct.Conc. Repairs-Contract Modification	7/18/08	7/18/10
VQ001004B	Replacement of Interior Stairs		
Marley Homes	Gutter Flashing/Exterior Wall Sealant	7/18/08	7/18/10
VQ001005	Structural Concrete Repairs	7/18/08	7/18/10
Harris Court	Roof Resurfacing/Repairs/Downspouts	7/18/08	7/18/10
VQ001006			
Ralph deChabert	Basketball Court Lighting and Bleachers	7/18/08	7/18/10
VQ001007	Interior Concrete Repairs	7/18/08	7/18/10
Kirwan Terrace	Exterior Painting & Structural Concrete Repairs	7/18/08	7/18/10
VQ001008	Exterior Painting & Structural Concrete Repairs	7/18/08	7/18/10
VQ001011			
Lucinda Millin Home	Exterior Painting & Structural Concrete Repairs	7/18/08	7/18/10
VQ001012			
Aureo Diaz Heights	Site Handrails/Sidewalk Repairs	7/18/08	7/18/10
VQ001015			
Williams Delight	Roof Repair/Resurfacing	7/18/08	7/18/10
VQ001016			

Tutu HiRise Apts	Roof Repairs/Resurfacing - Bldgs 9-18 & 22	7/18/08	7/18/10
VQ001019	Renovation of Back Porches - Bldg. A	7/18/08	7/18/10
Estate Bovoni Apartments	Exterior Painting, Concrete Repairs	7/18/08	7/18/10
VQ001021			
Wilfred Pedro Home for the Elderly	Roof Resurfacing - Comm. Cntr/Office	7/18/08	7/18/10
VQ001022			
Mount Pleasant	Roof Resurfacing	7/18/08	7/18/10
	Stairwell Stair Replacement	7/18/08	7/18/10
VQ001024B			
Candido Guadalupe	Exterior Painting & Structural Concrete Repairs - Comm. Cntr/Office	7/18/08	7/18/10
VQ001044			
Knolls at Contant	Exterior Painting & Structural Concrete Repairs	7/18/08	7/18/10
STX-Central			
Central Office	2nd floor egress at elevator	7/18/08	7/18/10
Salary	Director of Vacancy Rehab	7/18/08	7/18/10
HA-Wide	Vacant Unit Rehabilitation	7/18/08	7/18/10
HA-wide	STT-Wide Extermination	7/18/08	7/18/10
HA-wide	STX-Wide Extermination	7/18/08	7/18/10
HA-Wide	(2) Backhoes - 1-STT/ 1-STX	7/18/08	7/18/10
HA-Wide	(2) Dump Trucks - 1 -STT/ 1-STX	7/18/08	7/18/10
HA-Wide	(1) Manlift - STT	7/18/08	7/18/10
HA-Wide	(1) Wrecker	7/18/08	7/18/10

HA-Wide	(2) Bobcat/Trailer - STT/STX	7/18/08	7/18/10
HA-Wide	STT/STX Maintenance Equipment- Riding Mowers&Trailer	7/18/08	7/18/10
HA-Wide	STT/STX Maintenance Equipment - Landscaping Equipt	7/18/08	7/18/10

ATTACHMENT N

FY2005 – 2009 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001001	**Paul M. Pearson Gardens**	**13**	**11%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Landscaping/Overgrown Vegetation	24,000	2006
Storm Drains/Sewer Lines	167,000	2008
Sidewalks/ Curb & Gutter	75,000	2007
Concrete Driveway Pavement	140,000	2007
Garbage Stations	88,000	2007
Perimeter Fencing	80,000	2008
Gutters and Downspouts	18,125	2008
Soffits	72,000	2007
Graffiti	10,000	2006
Exterior Painting/Caulking	252,000	2006
Building Entrance Doors	10,500	2006
Structural Concrete Repairs	270,000	2005
Playground Equipment/Recreational Area	85,000	2007
Termite Treatment	54,000	2007
Fire Damage Units	210,000	2008
Rehab 504 Units	104,000	2009
Interior Renovations	1,635,000	2008
Water Distribution to Buildings	100,000	2008
Cistern System	105,000	2009
Total estimated cost over next 5 years	**3,785,625**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001002	**D. Hamilton Jackson Terrace**	**17**	**15%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Roof Replacements	350,000	2008
Landscaping/Overgrown Vegetation	39,500	2006
Interior Repairs	4,000,000	2009
Parking lots, paving curbs, walking avenues and sidewalks	250,000	2008
Play areas, benches, play equipment	85,000	2008
Exterior Painting/Structural Repairs	490,000	2006
Fire Hydrants	10,000	2008
Termite/Pest Control	75,000	2006
Cistern Water System:	275.000	2009
Total estimated cost over next 5 years	**5,574,500**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001004B	**Alphonso "Piggy" Gerard**	**2**	**8%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Parking lots, paving curbs, walking avenues and sidewalks	250,000	**2007**
Termite/Pest Control Treatment	78,000	**2007**
Lawns, Plantings, and Overgrown Vegetation	48,000	**2006**
Exterior Lighting	42,000	**2007**
Interior Repairs	1,040,000	**2007**
Exterior Wooden Fence, Handrails and Gates	120,000	**2008**
Play area/equipment	75,000	**2007**
Cistern Water Storage System	150,000	**2009**
Total estimated cost over next 5 years	**1,803,000**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001004C	**Marley Homes**	**12**	**35%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Termite Treatment	2,210,000	**2007**
Paving	50,000	**2008**
Play Areas and Benches	42,200	**2007**
Cistern Water System	30,000	**2009**
Total estimated cost over next 5 years	**2,532,200**	

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Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001005	**Oswald Harris Court**	**21**	**7%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Landscaping/Overgrown Vegetation	54,000	2006
Storm Drainage System/Sanitary Sewer Lines	**300,000**	2007
Sidewalks	150,000	2008
Concrete Pavement	200,000	2008
Perimeter Fencing.	55,000	2007
Garbage Stations	45,000	2008
Roofs	225,000	2007
Structural Concrete Repairs/Caulking.	200,000	2007
Exterior Painting/Caulking	300,000	2008
Site Stairs	40,000	2008
Playground Equipment	60,000	2007
Termite treatment	147,000	2007
Mailboxes	85,000	2008
Interior Renovations	2,964,000	2006
Rehab of 504 Units	150,000	2007
Fire Burn Unit	80,000	2006
Solar Water Heaters	200,000	2007
Electrical Panel Box	24,500	2007
Cistern Cleaning	210,000	2009
Total estimated cost over next 5 years	**5,489,500**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001006	**Ralph deChabert Place**	**196**	**74%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Underground Water & Sewage System	1,250,750	2007
Interior Repairs	10,850,000	2008
Paving, Parking Lots Curbing and Appearance	550,000	2007
Lawns & Planting	900,000	2006
Exterior Painting, Caulking and Masonry Repairs	1,619,000	2008
Exterior Stairs & Halls	161,000	2008
Termite & Pest Control	312,000	2008
Playground and Benches	100,000	2007
Exterior Trash Areas	70,000	2007
Office and Maintenance Facilities	460,000	2008
Section 3 Compliance	650,000	2007
Total estimated cost over next 5 years	**17,072,750**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001007	**Michael J. Kirwan Terrace**	**20**	**14%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Landscaping/Overgrown Vegetation	41,400	2006
Storm Drainage System	150,000	2008
Sidewalks	42,000	2008
Concrete Pavement Driveways/Parking Lots.	250,000	2008
Garbage Areas	55,000	2007
Graffiti	35,000	2007
Structural Concrete Repairs/Caulking	150,000	2007
Roof Leaks	55,000	2007
Exterior Painting/Caulking	375,000	2008
Louvers	15,000	2008
Community Center / Management Office	60,000	2009
Playground Equipment	15,000	2007
Termite treatment	75,000	2007
Interior Renovations	2,964,000	2007
Rehab of 504 Units	150,000	2008
Fire Burn Unit	70,000	2005
Interior Painting	109,600	2009
Exterior Doors	10,500	2008
Hot Water Heaters and Lines.	175,000	2007
Electrical Panel Box	24,500	2007
Total estimated cost over next 5 years	**4,780,600**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001008	**John F. Kennedy**	**22**	**11%**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Underground Water & Sewage System	1,050,750	**2007**
Interior Repairs	10,000,000	**2008**
Roofing, Finishing and Vent Stacks	400,000	**2007**
Paving, Parking Lots Curbing and Appearance	275,000	**2007**
Lawns & Planting	1,750,000	**2006**
Exterior Painting, Caulking and Masonry Repairs	1,488,000	**2008**
Exterior Stairs & Halls	155,000	**2007**
Termite & Pest Control	255,000	**2007**
Playground and Benches	80,000	**2007**
Exterior Trash Areas	60,000	**2007**
Office and Maintenance Facilities	360,000	**2008**
Section 3 Compliance	120,000	**2006**
Cistern Water Storage System	550,000	**2009**
Total estimated cost over next 5 years	16,543,750	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001010	**Marley Additions**	**9**	**15%**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping/Overgrown Vegetation	34,000	2006
Interior Concerns	3,900,000	2007
Exterior Painting/Pressure Washing	245,000	2007
Termite Treatment/Pest Control	59,000	2007
Walks, Landing, Steps and Railing	180,000	2008
Cistern Water System maintenance and service	75, 000	2009
Total estimated cost over next 5 years	4,418,075	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ0010011	**Lucinda Millin Home**	**4**	**5%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Sidewalks, Erosion Control	10,000	**2008**
Roof Repairs	50,000	**2005**
Exterior Painting/Caulking	125,000	**2006**
Waterproofing	47,000	**2006**
Structural Concrete Repairs	135,000	**2006**
Termite Treatment	8,000	**2007**
Interior Lobby of Building	25,000	**2005**
Dining Hall / Kitchen	15,000	**2005**
Common Area Interior Painting	20,000	**2005**
Interior Unit Upgrade	510,000	**2009**
Emergency Call Stations	55,000	**2007**
Elevator Modernization	55,000	**2006**
Generator	13,000	**2005**
Lighting	35,000	**2007**
Total estimated cost over next 5 years	1,103,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001012	**Aureo Diaz Heights**	**22**	**22%**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Roof Repairs	200,000	**2008**
Gutters and Downspouts	48,000	**2008**
Concrete Paving, Parking Area, Sidewalks	180,000	**2008**
Exterior Painting	405,000	**2009**
Interior Painting/Improvements/Caulking	1,750,000	**2007**
Play Area	125, 000	**2007**
Termite Treatment	72, 000	**2007**
Exterior Lighting	63,000	**2008**
Walkway, Steps, Rails	125,500	**2007**
Cistern Water Storage System	250,000	**2009**
Building Demolition	80,000	**2008**
Total estimated cost over next 5 years	3,101,697	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001012	**St. Croix Central Office**	**0**	**0**

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Asphalt Paving & Parking Areas	150,000	**2005**
Exterior Painting	180,000	**2005**
Interior Painting/Improvements/Caulking	200,000	**2005**
Termite Treatment	15,000	**2005**
Exterior Lighting	7,000	**2005**
Cistern Water System	350,000	**2005**
Total estimated cost over next 5 years	902,000	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001015	**Williams Delight**	**48**	**17%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Parking Areas, Paving, Curbing & Appearance	530,000	**2007**
Roof Replacement	1,785,000	**2007**
Interior Repairs	6,800,000	**2006**
Major Interior Repairs	1,500,000	**2007**
Benches and Play Areas	65,000	**2007**
Office and Maintenance Facilities	250,000	**2008**
Section 3 Compliances	120,000	**2007**
Lawn & Planting	1,080,000	**2007**
Termite/Pest Control Treatment	383,406	**2007**
Cistern Water Storage System	675,000	**2009**
Total estimated cost over next 5 years	13,188,406	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001018	**Louis E. Brown Villas**	**244**	**100%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Complete demolition	4,385,000	2007
Total estimated cost over next 5 years	**4,385,000**	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001016	Tutu Highrise Apartments	89	24%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping/Overgrown Vegetation.	112,800	2006
Storm Drains/Sewer Lines/Manholes	575,000	2008
Sewer Lines	400,000	2008
Manholes	54,000	2007
Sidewalks	100,000	2007
Asphalt Pavement	200,000	2006
Site Lighting	60,000	2007
Roofs	180,000	2007
Gutters and Downspouts	72,500	2007
Exterior Painting/Caulking	450,000	2006
Stairs and Handrails	40,000	2007
Metal stairs repair	50,000	2007
Playground Equipment	50,000	2008
Termite Treatment	63,000	2007
Management Office/Community Center	250,000	2008
Shutters and Screens	16,200	2008
Structural Concrete Repairs/Caulking	200,000	2006
Interior Unit Renovation	6,080,000	2007
Complete Rehab of Buildings 1, 2, 3 & 9	6,840,000	2008
Hot Water Heaters	52,500	2007
Electrical Upgrades	1,500,000	2007
Total estimated cost over next 5 years	17,346,000	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001019	Estate Bovoni	27	7%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Landscaping/Overgrown Vegetation	95,000	2006
Storm Drains/Sewer Lines/Manholes	275,000	2008
Sidewalks	100,000	2009
Asphalt Pavement	320,000	2008
Concrete Retaining Walls	320,000	2005
Gutters and Downspouts	100,000	2008
Exterior Painting	250,000	2008
Roof System	75,000	2009
Concrete Spalls on Building Overhangs	3,000,000	2007
Playground Equipment	25,000	2007
Termite treatment	72,000	2007
Management Office/Community Center	225,000	2008
Graffiti	55,000	2008
Shutters and Screens	15,000	2006
Asbestos Flooring	3,250,000	2007
Interior Unit Renovation	7,260,000	2007
Solar Hot Water Heaters	200,000	2008
Gas Lines	175,000	2005
Cistern Cleaning	212,000	2009
Total estimated cost over next 5 years	16,149,000	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001020	**Walter I.M. Hodge Pavilion**	**124**	**50%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Interior Repairs	7,000,000	**2007**
Roofing Repairs/Replacement Roofing	500,000	**2008**
Paving, Parking Lots Curbing and Appearance	375,000	**2008**
Lawns & Planting	850,000	**2007**
Exterior Painting, Caulking and Masonry Repairs	800,000	**2008**
Exterior Stairs & Halls	100,000	**2007**
Termite & Pest Control	219,200	**2007**
Playground and Benches	100,000	**2007**
Exterior Trash Areas	50,000	**2006**
Office/Community and Maintenance Facilities	475,000	**2008**
Section 3 Compliance	150,000	**2007**
Exterior Protective Security System	250.000	**2009**
Cistern Water System	350,000	**2009**
Total estimated cost over next 5 years	10,969,450	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001021	**Wilfred Pedro Home for the Elderly**	**33**	**33%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Roof Replacements	214,500	**2007**
Interior Repairs	1,813,000	**2007**
Parking lots, paving curbs, walking avenues and sidewalks	50,000	**2008**
Termite/Pest Control	124,200	**2007**
Cistern Water Storage System	200,000	**2009**
Total estimated cost over next 5 years	2,401,700	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001022	**Mount Pleasant**	**0**	**0%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Roof Repairs	40,000	2007
Gutters and Downspouts	10,000	2007
Asphalt Paving & Parking Area	21,500	2007
Exterior Painting	50,000	2005
Interior Painting/Improvements/Caulking	132,000	2007
Play Area	21,600	2007
Termite Treatment	10,000	2007
Kitchen Cabinet/Countertops	77,000	2007
Exterior Lighting	7,000	2008
Walkway, Steps, Rails	25,400	2008
Cistern Water System	300,000	2009
Total estimated cost over next 5 years	**694,500**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001031	**Pollyberg Gardens**	**0**	**0%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Landscaping	19,800	2006
Site handrails	8,000	2008
Gutters and Downspouts	72,500	2008
Exterior Painting/Caulking	33,000	2007
Structural Concrete Repairs/Caulking	60,000	2008
Termite treatment	9,900	2006
Interior Repairs	165,000	2008
Total estimated cost over next 5 years	**295,700**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001032	**Annas Retreat**	**0**	**0%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Site handrails	2,000	2007
Exterior Painting/Caulking	3,000	2008
Gutters and Downspouts	1,000	2008
Structural Concrete Repairs/Caulking	3,000	2008
Termite treatment	1,000	2007
Interior Repairs	7,000	2009
Total estimated cost over next 5 years	**17,000**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001044	**Knolls at Contant**	**4**	**4%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Landscaping/Overgrown Vegetation	15,000	2006
Water Run-Off / Swale	135,000	2007
Concrete/Asphalt Pavement	125,000	2007
Garbage / Trash Pick-Up	60,000	2006
Exterior Painting and Caulking	252,000	2007
Fasia Boards	35,000	2008
Concrete Spalls	50,000	2008
Recreation/Playground Equipment	125,000	2007
Termite treatment	27,000	2007
Subflooring	1,728,000	2008
Interior Painting	68,800	2008
Smoke Detectors	16,800	2007
Total estimated cost over next 5 years	**2,637,600**	

Optional 5-Year Action Plan Tables			
Development Number	**Development Name (or indicate PHA wide)**	**Number Vacant Units**	**% Vacancies in Development**
VQ001016	**St. Thomas Central Office**	**0**	**0%**

Description of Needed Physical Improvements or Management Improvements	**Estimated Cost**	**Planned Start Date (HA Fiscal Year)**
Roof	45,000	2008
Termite treatment	2,500	2007
Pest / Insect Control	3,000	2006
Drywall / Acoustical Ceiling Tile Replacement	15,000	2006
HVAC/Lock Out – Tag Out / Fencing/Bollards	20,000	2007
Total estimated cost over next 5 years	**85,500**	

ATTACHMENT O

FY2005 CFP PERFORMANCE AND EVALUATION REPORT

CAPITAL FUND PROGRAM TABLES 2005

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

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2005

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: 6/30/2006** ☐**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	916,096.00	916,096.00	916,096.00	0.00
3	1408 Management Improvements	599,083.91	530,733.17	293,259.91	21,379.06
4	1410 Administration	442,102.92	442,102.92	421,302.92	65,465.44
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	403,127.52	403,127.52	403,127.52	47,448.02
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	9,415.13	7,780.00	2,312.00
10	1460 Dwelling Structures	2,129,767.83	2,129,767.83	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	45,334.12	45,334.12	0.00	5,468.00
13	1475 Nondwelling Equipment	44,967.70	103,903.31	36,266.90	24,024.90
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,580,480.00	4,580,480.00	2,077,833.25	166,097.42
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				

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

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150105 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
26	Amount of line 21 Related to Energy Conservation Measures				

PHA Name: Virgin Islands Housing Authority	**Federal FY of Grant:** 2005

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

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	916,096.00	916,096.00	916,096.00	0.00	Completed
HA-Wide	Information Technology Improvements	1408	200,000.00	170,000.00	46,080.00	0.00	In progress
HA-Wide	MIP Goals & Activities	1408	151,904.00	89,228.95	0.00	0.00	In planning stage
HA-Wide	Salaries	1408	247,179.91	247,179.91	247,179.91	21,379.06	In progress
HA-Wide	STT Centrl Ofc Time/Attendance Equipt	1408	0.00	24,324.31	0.00	0.00	In design stage
HA-Wide	Administrative salaries	1410	421,302.92	421,302.92	421,302.92	65,465.44	In progress
HA-Wide	Sundry Administrative Costs	1410	10,800.00	10,800.00	0.00	0.00	In progress
HA-Wide	Travel/Training	1410	10,000.00	10,000.00	0.00	0.00	In progress
HA-Wide	Technical Salaries	1430	403,127.52	403,127.52	403,127.52	47,448.02	In progress
VQ001044, Contant Knolls	Tot Lot Equipt	1450	0.00	1,635.13	0.00	0.00	In planning stage
VQ001021, Whim Gardens	Change Order #2, Security Gate	1450	0.00	7,780.00	7,780.00	2,312.00	In progress
VQ001002, Jackson Terrace	Vacant Unit Rehabilitation	1460	52,250.00	52,250.00	0.00	0.00	In planning stage
VQ001003, Harrigan Court	Vacant Unit Rehabilitation	1460	38,500.00	0.00	0.00	0.00	Reprogrammed
VQ001004B, Bassin Triangle	Vacant Unit Rehabilitation	1460	14,960.00	14,960.00	0.00	0.00	In planning stage
VQ001004C, Marley Homes	Vacant Unit Rehabilitation	1460	21,837.83	21,837.83	0.00	0.00	In planning stage
VQ001010, Marley Addition	Vacant Unit Rehabilitation	1460	28,050.00	28,050.00	0.00	0.00	In planning stage
VQ001012, Aureo Diaz	Vacant Unit Rehabilitation	1460	145,750.00	0.00	0.00	0.00	Reprogrammed
VQ001015, Wms Delight	Vacant Unit Rehabilitation	1460	118,470.00	118,470.00	0.00	0.00	In planning stage
VQ001020, Hodge Pavilion	Vacant Unit Rehabilitation	1460	964,200.00	964,200.00	0.00	0.00	In planning stage

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2005					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001021, Whim Gardens	Vacant Unit Rehabilitation	1460	89,100.00	89,100.00	0.00	0.00	In planning stage
VQ001022, Mt. Pleasant	Vacant Unit Rehabilitation	1460	20,900.00	20,900.00	0.00	0.00	In planning stage
VQ001024A, Nicasio Nico	Vacant Unit Rehabilitation	1460	57,200.00	0.00	0.00	0.00	Reprogrammed
VQ001024B, C. Guadaloupe	Vacant Unit Rehabilitation	1460	143,550.00	143,550.00	0.00	0.00	In planning stage
VQ001012, Aureo Diaz	Elevator violations	1460	5,000.00	5,000.00	0.00	0.00	In planning stage
VQ001016, Tutu Highrise	Claim Settlement - Zenon Construction	1460	250,000.00	5,434.17	0.00	0.00	Completed
VQ001016, Tutu Highrise	Exterior Painting & Sealing, Bldgs 16, 17, 18	1460	180,000.00	198,765.83	0.00	0.00	Contract awarded
HA-wide	Vacant Unit Rehabilitation	1460	0.00	467,250.00	0.00	0.00	In planning stage
VQ001008, JF Kennedy	Install Computer Lab Facility	1470	45,334.12	45,334.12	0.00	5,468.00	In progress
VQ001001, Pearson Gardens	Photo-copier maintenance	1475	400.00	400.00	400.00	400.00	Completed
VQ001004A, Berg's Home	Photo-copier maintenance	1475	400.00	400.00	400.00	400.00	Completed
VQ001005, Harris Court	Photo-copier maintenance	1475	940.12	940.12	900.00	900.00	Completed
VQ001007, Kirwan Terrace	Photo-copier maintenance	1475	850.00	850.00	0.00	0.00	In progress
VQ001008, JF Kennedy	Photo-copier maintenance	1475	99.00	99.00	0.00	0.00	In progress

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2005					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001011, Lucinda Millin	Photo-copier maintenance	1475	400.00	400.00	400.00	400.00	Completed
VQ001015, Wms Delight	Photo-copier maintenance	1475	99.00	99.00	0.00	0.00	In progress
VQ001016, Tutu Highrise	Photo-copier maintenance	1475	500.00	500.00	500.00	500.00	Completed
VQ001019, Estate Bovoni	Photo-copier maintenance	1475	400.00	400.00	400.00	400.00	Completed
VQ001020, Hodge Pavilion	Photo-copier maintenance	1475	99.00	99.00	0.00	0.00	In progress
VQ001024B, C. Guadaloupe	Photo-copier maintenance	1475	99.00	99.00	99.00	99.00	Completed
VQ001044, Contant Knolls	Photo-copier maintenance	1475	400.00	400.00	400.00	400.00	Completed
STT Central Office	Photo-copier maintenance	1475	8,558.92	8,558.92	8,558.92	8,558.92	Completed
STX Central Office	Photo-copier maintenance	1475		0.00	0.00	0.00	Reprogrammed
STT Maintenance Dept.	Photo-copier maintenance	1475	197.67	197.67	0.00	0.00	In progress
STX Maintenance Dept.	Photo-copier maintenance	1475	1,557.29	1,557.29	1,050.00	1,050.00	In progress
HA-wide	Maintenance equipment	1475	29,967.70	29,967.70	23,158.98	10,916.98	In progress
STT Central Office	2nd Floor A/C	1475	0.00	13,058.89	0.00	0.00	In planning stage

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2005					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
STT Central Office	Public Relations Office A/C	1475	0.00	8,381.72	0.00	0.00	In planning stage
HA-wide	Photo-copier repairs	1475	0.00	7,495.00	0.00	0.00	In progress
HA-wide	IT Equipment	1475	0.00	30,000.00	0.00	0.00	In progress

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	09/01/07			09/01/09			Operations
HA-Wide	09/01/07			09/01/09			Information Technology Improvements
HA-Wide	09/01/07			09/01/09			MIP Goals & Activities
HA-Wide	09/01/07			09/01/09			Salaries
HA-Wide	09/01/07			09/01/09			STT Centrl Ofc Time/Attendance Equipt
HA-Wide	09/01/07			09/01/09			Administrative salaries
HA-Wide	09/01/07			09/01/09			Sundry Administrative Costs
HA-Wide	09/01/07			09/01/09			Travel/Training
HA-Wide	09/01/07			09/01/09			Technical Salaries
VQ001044	09/01/07			09/01/09			Tot Lot Equipt
VQ001021	09/01/07			09/01/09			Change Order #2, Security Gate
VQ001002, Jackson Terrace	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001003, Harrigan Court	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001004B, Bassin Triangle	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001004C, Marley Homes	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001010, Marley Addition	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001012, Aureo Diaz	09/01/07			09/01/09			Vacant Unit Rehabilitation

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
VQ001015, Wms Delight	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001020, Hodge Pavilion	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001021, Whim Gardens	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001022, Mt. Pleasant	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001024A, Nicasio Nico	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001024B, C. Guadaloupe	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001012, Aureo Diaz	09/01/07			09/01/09			Elevator violations
VQ001016, Tutu Highrise	09/01/07			09/01/09			Claim Settlement - Zenon Construction
VQ001016, Tutu Highrise	09/01/07			09/01/09			Exterior Painting & Sealing, Bldgs 16, 17, 18
HA-wide	09/01/07			09/01/09			Vacant Unit Rehabilitation
VQ001008, J.F. Kennedy	09/01/07			09/01/09			Install Computer Lab Facility
VQ001001, Pearson Gardens	09/01/07			09/01/09			Photo-copier maintenance
VQ001004A, Berg's Home	09/01/07			09/01/09			Photo-copier maintenance

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
VQ001005, Harris Court	09/01/07			09/01/09			Photo-copier maintenance
VQ001007, Kirwan Terrace	09/01/07			09/01/09			Photo-copier maintenance
VQ001008, J.F. Kennedy	09/01/07			09/01/09			Photo-copier maintenance
VQ001011, Lucinda Millin	09/01/07			09/01/09			Photo-copier maintenance
VQ001015, Wms Delight	09/01/07			09/01/09			Photo-copier maintenance
VQ001016, Tutu Highrise	09/01/07			09/01/09			Photo-copier maintenance
VQ001019, Estate Bovoni	09/01/07			09/01/09			Photo-copier maintenance
VQ001020, Hodge Pavilion	09/01/07			09/01/09			Photo-copier maintenance
VQ001024B, C. Guadaloupe	09/01/07			09/01/09			Photo-copier maintenance
VQ001044, Contant Knolls	09/01/07			09/01/09			Photo-copier maintenance
STT Central Office	09/01/07			09/01/09			Photo-copier maintenance
STX Central Office	09/01/07			09/01/09			Photo-copier maintenance
STT Maintenance Dept.	09/01/07			09/01/09			Photo-copier maintenance

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
STX Maintenance Dept.	09/01/07			09/01/09			Photo-copier maintenance
HA-wide	09/01/07			09/01/09			Maintenance equipment
STT Central Office	09/01/07			09/01/09			2nd Floor A/C
STT Central Office	09/01/07			09/01/09			Public Relations Office A/C
HA-wide	09/01/07			09/01/09			Photo-copier repairs
HA-wide	09/01/07			09/01/09			IT Equipment
VQ001016	09/01/07			09/01/09			VQ16 OSHA Violations/Handrails/4,5,7,8
VQ001019	09/01/07			09/01/09			Deferred maintenance, Units 299 &339
VQ001007	09/01/07			09/01/09			Fire damage repair materials, Unit 75
HA-wide	09/01/07			09/01/09			Repairs to Vacant Units
VQ001020	09/01/07			09/01/09			Change Order No. 3, Contract #2004-031-02
VQ001011	09/01/07			09/01/09			Door Frames, Exit Signs
HA-wide	09/01/07			09/01/09			Vacant Unit Repairs - Indefinite Quantity
VQ001044	09/01/07			09/01/09			Generator, Pump House Hook-up
VQ001013	09/01/07			09/01/09			Asbestos floor tile abatement, W. George
HA-wide	09/01/07			09/01/09			Maintenance Equipment
HA-wide	09/01/07			09/01/09			Engineering Wide-Format Copier, Toner, Maint. 1 Yr
VQ001016	09/01/07			09/01/09			A/C Split System, IT/Cent. Off. STT

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150105 Replacement Housing Factor No:	**Federal FY of Grant:** 2005

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
HA-wide	09/01/07			09/01/09			Information Technology Equipment
VQ001006	09/01/07			09/01/09			deChabert Relocation
HA-wide	09/01/07			09/01/09			Relocation
VQ001024A	09/01/07			09/01/09			Nicasio Nico Relocation

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

ATTACHMENT P

FY2004 CFP PERFORMANCE AND EVALUATION REPORT

CAPITAL FUND PROGRAM TABLES 2004

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150104 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2004

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **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	850,416.60	850,416.60	850,416.60	834,948.95
3	1408 Management Improvements	300,000.00	501,643.44	318,235.94	186,146.08
4	1410 Administration	302,454.08	413,573.09	413,573.09	429,757.03
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	380,756.26	128,201.09	39,080.57	-62,265.78
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000.00	13,262.66	21,848.00	0.00
10	1460 Dwelling Structures	1,868,456.06	2,038,528.64	101,582.75	97,634.75
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	28,000.00	10,285.00	10,285.00	21,848.00
13	1475 Nondwelling Equipment	200,000.00	224,432.64	152,055.42	101,030.38
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	172,000.00	71,739.84	18,960.17	17,934.25
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,252,083.00	4,252,083.00	1,926,037.54	1,627,033.66
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2004					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406	850,416.60	850,416.60	850,416.60	834,948.95	In progress
HA-wide	Information Technology improvements	1408	300,000.00	177,821.02	177,821.02	186,146.08	In progress
HA-wide	Management Improvement Salaries STT	1408	0.00	92,857.97	92,857.97	0.00	In progress
HA-wide	Management Improvement Salaries STX	1408	0.00	47,556.95	47,556.95	0.00	In progress
HA-wide	Voice Over Internet Protocol System	1408	0.00	173,765.00	0.00	0.00	Under solicitation
HA-wide	EPC Consultant	1408	0.00	9,642.50	2,351.25	0.00	In progress
HA-wide	Administrative salaries STT	1410	302,454.08	368,356.32	368,356.32	379,762.30	Completed
HA-wide	Administrative salaries STX	1410	0.00	43,037.79	43,037.79	47,584.75	Completed
HA-wide	Microsoft System Engineer Training	1410	0.00	2,178.98	2,865.17	2,409.98	Completed
HA-wide	Technical salaries STT	1430	350,756.26	28,816.58	28,816.58	-28,816.58	In progress
HA-wide	Technical salaries STX	1430	0.00	10,250.05	10,250.05	-10,250.05	In progress
HA-wide	Blueprints, Specifications upgrade	1430	30,000.00	29,774.46	13.94	-23,199.15	In progress
VQ001006	VQ6 deChabert Appraisal	1430	0.00	5,500.00	0.00	0.00	In planning stage
VQ001006	VQ6 deChabert Survey	1430	0.00	6,500.00	0.00	0.00	In planning stage
VQ001014	VQ14 Appraisal, Comm Center	1430	0.00	1,030.00	0.00	0.00	In planning stage
VQ001015	VQ15 Appraisals, Units 70,98,180	1430	0.00	4,800.00	0.00	0.00	In planning stage
VQ001015	VQ15 Appraisals/3 Units/Hmownership	1430	0.00	9,000.00	0.00	0.00	In planning stage
VQ001015	VQ15 Appraisal, Comm Center	1430	0.00	1,030.00	0.00	0.00	In planning stage
VQ001015	VQ15 Surveys, Units 70,98,180	1430	0.00	7,500.00	0.00	0.00	In planning stage
VQ001020	VQ20 Hodge Pav Com Bldg Appraisal	1430	0.00	5,500.00	0.00	0.00	In planning stage
VQ001020	VQ20 Hodge Pav Comm Bldg Survey	1430	0.00	6,500.00	0.00	0.00	In planning stage
VQ001031	VQ31 Appraisal/1 Unit/Homeownership	1430	0.00	3,000.00	0.00	0.00	In planning stage
VQ001032	VQ32 Appraisal/1 Unit/Homeownership	1430	0.00	3,000.00	0.00	0.00	In planning stage
VQ001034	VQ34 Appraisal/2 Units/Hmownership	1430	0.00	6,000.00	0.00	0.00	In planning stage

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2004					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Site Improvements	1450	150,000.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Install 8" PVC Sewer Line	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001002	Repair Lightpole, provide Security Lighting	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001012	Sitework, Drainage	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001003	Driveway, Parking, Retaining Wall	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001015	Valves/boxes, waterlines, PVC lines	1450	0.00	13,262.66	21,848.00	21,848.00	Scope being reviewed
HA-wide	Architectural/Engineering salaries	1460	257,390.26	0.00	0.00	0.00	Reprogrammed
HA-wide	504 alterations	1460	250,000.00	100,000.00	0.00	0.00	In planning stage
HA-wide	Dwelling Structure rehabilitation	1460	259,915.80	2,432.75	2,432.75	2,332.00	In progress
VQ001006	Structural repairs	1460	60,000.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Asbestos & Lead Based Paint Abatement	1460	100,000.00	0.00	0.00	0.00	Reprogrammed
VQ001003	Asbestos & Lead Based Paint Abatement	1460	100,000.00	0.00	0.00	0.00	Reprogrammed
VQ001019	Asbestos & Lead Based Paint Abatement	1460	100,000.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Exterior Painting	1460	247,050.00	0.00	0.00	0.00	Reprogrammed
VQ001002	Exterior Painting	1460	247,050.00	0.00	0.00	0.00	Reprogrammed
VQ001012	Exterior Painting	1460	247,050.00	0.00	0.00	0.00	Reprogrammed
VQ001024A	Roof Repairs & Soffit Replacement	1460	0.00	20,967.00	0.00	0.00	In planning stage
HA-wide STT	STT Vacant Unit Repairs, Indefinite Qty 2005	1460	0.00	70,299.50	0.00	0.00	In planning stage
VQ001004B	Install Gutters & Downspouts	1460	0.00	4,505.00	0.00	0.00	In planning stage
VQ001004A	VQ4A, Repair fire damage Bld 11, U 22	1460	0.00	26,000.00	0.00	0.00	In planning stage
VQ001005	VQ5, Repair fire damage Bldg 1, Apt 3	1460	0.00	28,000.00	0.00	0.00	In planning stage
VQ001019	VQ19, Repair fire damage Bld E, U 314	1460	0.00	64,000.00	0.00	0.00	In planning stage
VQ001008	VQ8 Handrails/Comm Center Bldg	1460	0.00	40,000.00	0.00	0.00	In planning stage
VQ001011	VQ11Nurse Call/EmergExit/Fire System	1460	0.00	60,000.00	0.00	0.00	In planning stage

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2004					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001011	VQ11 OSHA Violations for Elevator	1460	0.00	5,000.00	0.00	0.00	In planning stage
VQ001016	VQ16 OSHA Violations/Handrails/4,5,7,8	1460	0.00	9,282.94	0.00	0.00	In planning stage
VQ001019	Deferred maintenance, Units 299 &339	1460	0.00	21,765.50	0.00	0.00	In planning stage
VQ001007	Fire damage repair materials, Unit 75	1460	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Repairs to Vacant Units	1460	0.00	1,065,210.50	0.00	0.00	In planning stage
VQ001020	Change Order No. 3, Contract #2004-031-02	1460	0.00	99,150.00	99,150.00	95,302.75	In progress
VQ001011	Door Frames, Exit Signs	1460	28,000.00	21,915.45	0.00	0.00	In planning stage
HA-wide	Vacant Unit Repairs - Indefinite Quantity	1460	0.00	400,000.00	0.00	0.00	In planning stage
VQ001044	Generator, Pump House Hook-up	1470	200,000.00	0.00	0.00	0.00	Reprogrammed
VQ001013	Asbestos floor tile abatement, W. George	1470	0.00	10,285.00	10,285.00	0.00	In progress
HA-wide	Maintenance Equipment	1475	0.00	159,845.00	97,061.90	86,947.49	In progress
HA-wide	Engineering Wide-Format Copier, Toner, Maint. 1 Yr	1475	0.00	30,555.00	25,872.79	0.00	In progress
VQ001016	A/C Split System, IT/Cent. Off. STT	1475	142,000.00	13,227.00	13,227.00	3,365.00	In progress
HA-wide	Information Technology Equipment	1475	30,000.00	20,805.64	15,893.73	10,717.89	In progress
VQ001006	deChabert Relocation	1495	0.00	22,000.00	0.00	0.00	Reprogrammed
HA-wide	Relocation	1495	0.00	30,000.00	18,960.17	17,934.25	In progress
VQ001024A	Nicasio Nico Relocation	1495	0.00	19,739.84	0.00	0.00	In planning stage

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

PHA Name: Virgin Islands Housing Authority				**Grant Type and Number** Capital Fund Program No: VQ46P00150104 Replacement Housing Factor No:			**Federal FY of Grant:** 2004
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
HA-wide	09/01/07			09/01/09			Operations
HA-wide	09/01/07			09/01/09			Information Technology improvements
HA-wide	09/01/07			09/01/09			Management Improvement Salaries STT
HA-wide	09/01/07			09/01/09			Management Improvement Salaries STX
HA-wide	09/01/07			09/01/09			Voice Over Internet Protocol System
HA-wide	09/01/07			09/01/09			EPC Consultant
HA-wide	09/01/07			09/01/09			Administrative salaries STT
HA-wide	09/01/07			09/01/09			Administrative salaries STX
HA-wide	09/01/07			09/01/09			Microsoft System Engineer Training
HA-wide	09/01/07			09/01/09			Technical salaries STT
HA-wide	09/01/07			09/01/09			Technical salaries STX
HA-wide	09/01/07			09/01/09			Blueprints, Specifications upgrade
VQ001006	09/01/07			09/01/09			VQ6 deChabert Appraisal
VQ001006	09/01/07			09/01/09			VQ6 deChabert Survey
VQ001014	09/01/07			09/01/09			VQ14 Appraisal, Comm Center
VQ001015	09/01/07			09/01/09			VQ15 Appraisals, Units 70,98,180
VQ001015	09/01/07			09/01/09			VQ15 Appraisals/3 Units/Hmownership
VQ001015	09/01/07			09/01/09			VQ15 Appraisal, Comm Center
VQ001015	09/01/07			09/01/09			VQ15 Surveys, Units 70,98,180
VQ001020	09/01/07			09/01/09			VQ20 Hodge Pav Com Bldg Appraisal
VQ001020	09/01/07			09/01/09			VQ20 Hodge Pav Comm Bldg Survey

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
VQ001031	09/01/07			09/01/09			VQ31 Appraisal/1 Unit/Homeownership
VQ001032	09/01/07			09/01/09			VQ32 Appraisal/1 Unit/Homeownership
VQ001034	09/13/06			09/13/08			VQ34 Appraisal/2 Units/Hmownership
HA-wide	09/13/06			09/13/08			Site Improvements
VQ001001	09/13/06			09/13/08			Install 8" PVC Sewer Line
VQ001002	09/13/06			09/13/08			Repair Lightpole, Security Lighting
VQ001012	09/13/06			09/13/08			Sitework, Drainage
VQ001003	09/13/06			09/13/08			Driveway, Parking, Retaining Wall
VQ001015	09/13/06			09/13/08			Valves/boxes, waterlines, PVC lines
HA-wide	09/13/06			09/13/08			Architectural/Engineering salaries
HA-wide	09/13/06			09/13/08			504 alterations
HA-wide	09/13/06			09/13/08			Dwelling Structure rehabilitation
VQ001006	09/13/06			09/13/08			Structural repairs
VQ001001	09/13/06			09/13/08			Asbestos & Lead Based Paint Abatement
VQ001003	09/13/06			09/13/08			Asbestos & Lead Based Paint Abatement
VQ001019	09/13/06			09/13/08			Asbestos & Lead Based Paint Abatement
VQ001001	09/13/06			09/13/08			Exterior Painting
VQ001002	09/13/06			09/13/08			Exterior Painting

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
VQ001012	09/13/06			09/13/08			Exterior Painting
VQ001024A	09/13/06			09/13/08			Roof Repairs & Soffit Replacement
HA-wide STT	09/13/06			09/13/08			STT Vacant Unit Repairs, Indefinite Qty 2005
VQ001004B	09/13/06			09/13/08			Install Gutters & Downspouts
VQ001004A	09/13/06			09/13/08			VQ4A, Repair fire damage Bld 11, U 22
VQ001005	09/13/06			09/13/08			VQ5, Repair fire damage Bldg 1, Apt 3
VQ001019	09/13/06			09/13/08			VQ19, Repair fire damage Bld E, U 314
VQ001008	09/13/06			09/13/08			VQ8 Handrails/Comm Center Bldg
VQ001011	09/13/06			09/13/08			VQ11Nurse Call/EmergExit/Fire System
VQ001011	09/13/06			09/13/08			VQ11 OSHA Violations for Elevator
VQ001016	09/13/06			09/13/08			VQ16 OSHA Violations/Handrails/4,5,7,8
VQ001019	09/13/06			09/13/08			Deferred maintenance, Units 299 &339
VQ001007	09/13/06			09/13/08			Fire damage repair materials, Unit 75
HA-wide	09/13/06			09/13/08			Repairs to Vacant Units
VQ001020	09/13/06			09/13/08			Change Order No. 3, Contract #2004-031-02
VQ001011	09/13/06			09/13/08			Door Frames, Exit Signs

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150104 Replacement Housing Factor No:	**Federal FY of Grant:** 2004

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
HA-wide	09/13/06			09/13/08			Vacant Unit Repairs - Indefinite Quantity
VQ001044	09/13/06			09/13/08			Generator, Pump House Hook-up
VQ001013	09/13/06			09/13/08			Asbestos floor tile abatement, W. George
HA-wide	09/13/06			09/13/08			Maintenance Equipment
HA-wide	09/13/06			09/13/08			Engineering Wide-Format Copier, Toner, Maint. 1 Yr
VQ001016	09/13/06			09/13/08			A/C Split System, IT/Cent. Off. STT
HA-wide	09/13/06			09/13/08			Information Technology Equipment
VQ001006	09/13/06			09/13/08			deChabert Relocation
HA-wide	09/13/06			09/13/08			Relocation
VQ001024A	09/13/06			09/13/08			Nicasio Nico Relocation

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ATTACHMENT Q

FY2003 CFP PERFORMANCE AND EVALUATION REPORT

CAPITAL FUND PROGRAM TABLES

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150103 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: 6/30/2006** ☐**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	957,186.40	957,186.40	957,186.40	957,186.40
3	1408 Management Improvements	921,828.52	667,355.52	667,355.52	461,907.61
4	1410 Administration	434,452.75	463,049.06	454,702.66	451,097.24
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	484,964.75	531,174.75	474,294.75	420,362.23
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	365,250.00	88,284.43	77,460.80	77,460.80
10	1460 Dwelling Structures	1,529,807.96	1,925,302.44	1,671,603.97	1,692,417.49
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	65,000.00	27,554.28	0.00	0.00
13	1475 Nondwelling Equipment	0.00	116,027.50	115,744.00	115,744.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	27,441.62	9,997.62	9,970.64	8,164.64
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	4,785,932.00	4,785,932.00	4,428,318.74	4,184,340.41
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150103 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

PHA Name: Virgin Islands Housing Authority	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406	957,186.40	957,186.40	957,186.40	957,186.40	Completed
HA-wide	MIP Salaries	1408	921,828.52	667,355.52	667,355.52	461,907.61	In progress
HA-wide	5) Information Systems Upgrade & Maintenance	1408	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Administrative Salaries - STT	1410	422,452.75	376,903.37	376,903.37	376,903.37	Completed
HA-wide	Administrative Salaries - STX	1410	0.00	62,145.69	60,988.82	57,383.40	In progress
HA-wide	Sundry	1410	6,000.00	6,000.00	2,438.72	2,438.72	Completed
HA-wide	Travel/Training	1410	6,000.00	18,000.00	14,371.75	14,371.75	Completed
HA-wide	Salaries	1430	470,964.75	470,964.75	459,664.75	405,732.23	In progress
HA-wide	Blueprinting, Specifications	1430	14,000.00	0.00	4,000.00	4,000.00	Completed
HA-wide	Property Appraisals	1430	0.00	7,300.00	7,300.00	7,300.00	Completed

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001007	VQ7 Appraisals, Bldgs 1, 2 & 3	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001007	VQ7 Property Surveys, Bldgs 1, 2 & 3	1430	0.00	7,420.00	0.00	0.00	In progress
VQ001013	VQ13 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001013	VQ13 Property Survey, Comm Center	1430	0.00	3,710.00	0.00	0.00	In progress
VQ001014	VQ14 Appraisals, Bldgs 70 & 216/217	1430	0.00	2,940.00	0.00	0.00	In progress
VQ001014	VQ14 Appraisal, Comm Center	1430	0.00	1,470.00	0.00	0.00	In progress
VQ001014	VQ14 Property surveys, Bldgs 70 & 216/217	1430	0.00	5,775.00	0.00	0.00	In progress
VQ001014	VQ14 Property survey, Comm Center	1430	0.00	2,887.50	0.00	0.00	In progress
VQ001015	VQ15 Appraisal, Comm Center	1430	0.00	1,470.00	1,200.00	1,200.00	In progress
VQ001015	VQ15 Property survey, Comm Center	1430	0.00	2,887.50	0.00	0.00	In progress
VQ001031	VQ31 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001031	VQ31 Property Survey, Comm Center	1430	0.00	3,710.00	0.00	0.00	In progress
VQ001032	VQ32 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001032	VQ32 Property Survey, Comm Center	1430	0.00	3,710.00	0.00	0.00	In progress
VQ001034	VQ34 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
HA-wide	Specification software	1430	0.00	2,130.00	2,130.00	2,130.00	Completed
VQ001002	Repair Site Light Pole, Security Lighting	1450	65,000.00	0.00	0.00	0.00	Reprogramme d
VQ001003	Installation of Driveway @ Basketball Ct.	1450	26,250.00	5,613.63	0.00	0.00	In progress
VQ001004A	Installation of Handrails at Sidewalks	1450	16,000.00	0.00	0.00	0.00	Reprogramme d
VQ001004C	Upgrade Manhole	1450	3,000.00	0.00	0.00	0.00	Reprogramme d
VQ001008	RectifyGround Flooding/YthBld/Bld 23, U 154	1450	60,000.00	0.00	0.00	0.00	Reprogramme d
VQ001012	Sitework/Drainage/handrails/Stairwells	1450	45,000.00	5,210.00	0.00	0.00	In progress
VQ001015	Install Water Lines/Meters (CDBG Match)	1450	65,000.00	0.00	0.00	0.00	Reprogramme d

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001019	Repair Sidewalk & Retaining Wall	1450	0.00	64,780.80	72,670.80	72,670.80	Completed
VQ001020	Remove/Repl Sewer Lines/Manholes, Phase I	1450	85,000.00	0.00	0.00	0.00	Reprogramme d
VQ001044	Change Order to PO#10611	1450	0.00	4,790.00	4,790.00	4,790.00	Completed
VQ001019	Replace corroded underground gas line	1450	0.00	7,890.00	0.00	0.00	In progress
VQ001003	VQ3, Driveway/Parking/Retaining Wall	1450	0.00	0.00	0.00	0.00	Reprogramme d
HA-wide	Salaries	1460	734,807.96	698,173.5 6	672,000.71	692,813.73	In progress
HA-wide	HA-Wide Dwelling Structure Rehabilitation	1460	175,000.00	8,845.99	13,144.00	13,144.50	Completed
VQ001001	Pearson Gardens concrete repairs,#2005-006	1460	0.00	114,377.1 2	167,377.08	167,377.08	Completed
VQ001004A/9	Structural Repairs, Bldg 1, Unit 1	1460	10,000.00	0.00	0.00	0.00	Reprogramme d
VQ001004B	Repairs to Egress Windows	1460	45,000.00	0.00	0.00	0.00	Reprogramme d
VQ001005	Install Water Heaters - Bldgs 4, 5, 20 & 22	1460	50,000.00	0.00	0.00	0.00	Reprogramme d
VQ001005	Roof Resurfacing - Bldg. 43	1460	25,000.00	0.00	0.00	0.00	Reprogramme d
VQ001005	Installation of Handrails	1460	0.00	95,456.00	25,563.95	25,563.95	In progress
VQ001007	Install Water Heaters - Bldgs 4, 5, 6 & 7	1460	70,000.00	0.00	0.00	0.00	Reprogramme d
VQ001008	Install Handrails @ Community Center Building	1460	40,000.00	0.00	0.00	0.00	Reprogramme d
VQ001008	Install mailboxes	1460	30,000.00	12,000.00	5,460.00	5,460.00	In progress
VQ001010	Enclosure of Meter Banks	1460	15,000.00	0.00	0.00	0.00	Reprogramme d

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001011	Install Nurse Call/Emergency Exit/Fire System	1460	60,000.00	0.00	0.00	0.00	Reprogrammed
VQ001011	OSHA Violations for Elevator	1460	5,000.00	0.00	0.00	0.00	Reprogrammed
VQ001016	OSHA Violations for Handrails - 4, 5, 7 & 8	1460	35,000.00	9,282.94	0.00	0.00	In progress
VQ001019	Remove/Replace Gas Lines, Bldgs A,B,C,D,E	1460	35,000.00	0.00	0.00	0.00	Reprogrammed
VQ001020	Removal/Replacement of Gas Lines	1460	200,000.00	0.00	0.00	0.00	Reprogrammed
VQ001004A	VQ4A, Repair fire damage Bldg 11, Apt 22	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001005	VQ5, Repair fire damage Bldg 1, Apt 3	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001007	VQ7, Repair fire damage Bldg 1, Apt 75	1460	0.00	26,919.92	0.00	0.00	In progress
VQ001019	VQ19, Repair fire damage Bldg E, Apt 314	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001020	Contract #2004-031-02, VacUnits	1460	0.00	758,786.89	758,786.89	758,786.89	Completed
HA-wide	Repairs to Vacant Units	1460	0.00	36,634.40	29,271.34	29,271.34	In progress
HA-Wide STT	Repairs to Vacant Units, Indefinite Qty 2005	1460	0.00	156,946.00	0.00	0.00	In progress
VQ001004A	Repair fire damages, Bld 11, Unit 22	1460	0.00	2,626.54	0.00	0.00	In progress
VQ001005	Repair fire damages, Bld 1, Unit 3	1460	0.00	2,626.54	0.00	0.00	In progress
VQ001019	Repair fire damages, Bld E, Unit 314	1460	0.00	2,626.54	0.00	0.00	In progress
Cent- STT	Install Generator Fuel Tank/Enclosure	1470	65,000.00	0.00	0.00	0.00	Reprogrammed
VQ001012	Aureo Diaz Computer Lab	1470	0.00	4,473.00	0.00	0.00	In progress
VQ001008	Install Computer Lab at JFK	1470	0.00	23,081.28	0.00	0.00	In progress
HA-wide	1 Cherry Picker, 2 Fork Lifts	1475	0.00	91,154.00	91,154.00	91,154.00	Completed
HA-wide	Maintanance Equipment	1475	0.00	24,590.00	24,590.00	24,590.00	Completed

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Drafting chair for Engineering Division	1475	0.00	283.50	0.00	0.00	In progress
HA-wide	Relocation	1495	27,441.62	9,997.62	9,970.64	8,164.64	In progress

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150103 Replacement Housing Factor No:	**Federal FY of Grant:** 2003

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
HA-wide	09/01/07			09/01/09			Operations
HA-wide	09/01/07			09/01/09			MIP Salaries
HA-wide	09/01/07			09/01/09			5) Information Systems Upgrade & Maintenance
HA-wide	09/01/07			09/01/09			Administrative Salaries - STT
HA-wide	09/01/07			09/01/09			Administrative Salaries - STX
HA-wide	09/01/07			09/01/09			Sundry
HA-wide	09/01/07			09/01/09			Travel/Training

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

PHA Name: Virgin Islands Housing Authority			**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	09/01/07			09/01/09				Salaries
HA-wide	09/01/07			09/01/09				Blueprinting, Specifications
HA-wide	09/01/07			09/01/09				Property Appraisals
VQ001006	09/01/07			09/01/09				VQ6 deChabert Appraisal
VQ001006	09/01/07			09/01/09				VQ6 deChabert Survey
VQ001014	09/01/07			09/01/09				VQ14 Appraisal, Comm Center
VQ001015	09/01/07			09/01/09				VQ15 Appraisals, Units 70,98,180
VQ001015	09/01/07			09/01/09				VQ15 Appraisals, 3 Units/Homeownership
VQ001015	09/01/07			09/01/09				VQ15 Appraisal, Comm Center
VQ001015	09/01/07			09/01/09				VQ15 Surveys, Units 70,98,180
VQ001020	09/01/07			09/01/09				VQ20 Hodge Pav Com Bldg Appraisal
VQ001020	09/01/07			09/01/09				VQ20 Hodge Pav Comm Bldg Survey
VQ001031	09/01/07			09/01/09				VQ31 Appraisal, 1 Unit/Homeownership
VQ001034	09/01/07			09/01/09				VQ34 Appraisal, 2 Units/Homeownership
VQ001032	09/01/07			09/01/09				VQ32 Appraisal, 1 Unit/Homeownership

PHA Name: Virgin Islands Housing Authority			**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VQ001007	09/01/07			09/01/09				VQ7 Appraisals, Bldgs 1, 2 & 3
VQ001007	09/13/06			09/13/08				VQ7 Property Surveys, Bldgs 1, 2 & 3
VQ001013	09/13/06			09/13/08				VQ13 Appraisal, Comm Center
VQ001013	09/13/06			09/13/08				VQ13 Property Survey, Comm Center
VQ001014	09/13/06			09/13/08				VQ14 Appraisals, Bldgs 70 & 216/217
VQ001014	09/13/06			09/13/08				VQ14 Appraisal, Comm Center
VQ001014	09/13/06			09/13/08				VQ14 Property surveys, Bldgs 70 & 216/217
VQ001014	09/13/06			09/13/08				VQ14 Property survey, Comm Center
VQ001015	09/13/06			09/13/08				VQ15 Appraisal, Comm Center
VQ001015	09/13/06			09/13/08				VQ15 Property survey, Comm Center
VQ001031	09/13/06			09/13/08				VQ31 Appraisal, Comm Center
VQ001031	09/13/06			09/13/08				VQ31 Property Survey, Comm Center
VQ001032	09/13/06			09/13/08				VQ32 Appraisal, Comm Center
VQ001032	09/13/06			09/13/08				VQ32 Property Survey, Comm Center
VQ001034	09/13/06			09/13/08				VQ34 Appraisal, Comm Center

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	09/13/06		09/13/08				Specification software
VQ001002	09/13/06		09/13/08				Repair Site Light Pole, Security Lighting
VQ001003	09/13/06		09/13/08				Installation of Driveway @ Basketball Ct.
VQ001004A	09/13/06		09/13/08				Installation of Handrails at Sidewalks
VQ001004C	09/13/06		09/13/08				Upgrade Manhole
VQ001008	09/13/06		09/13/08				RectifyGround Flooding/YthBld/Bld 23, U 154
VQ001012	09/13/06		09/13/08				Sitework/Drainage/handrails/Stairwells
VQ001015	09/13/06		09/13/08				Install Water Lines/Meters (CDBG Match)
VQ001019	09/13/06		09/13/08				Repair Sidewalk & Retaining Wall
VQ001020	09/13/06		09/13/08				Remove/Repl Sewer Lines/Manholes, Phase I
VQ001044	09/13/06		09/13/08				Change Order to PO#10611
VQ001019	09/13/06		09/13/08				Replace corroded underground gas line
VQ001003	09/13/06		09/13/08				VQ3, Driveway/Parking/Retaining Wall
HA-wide	09/13/06		09/13/08				Salaries
HA-wide	09/13/06		09/13/08				HA-Wide Dwelling Structure Rehabilitation

PHA Name: Virgin Islands Housing Authority			**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VQ001001	09/13/06			09/13/08				Pearson Gardens concrete repairs,#2005-006
VQ001004A/9	09/13/06			09/13/08				Structural Repairs, Bldg 1, Unit 1
VQ001004B	09/13/06			09/13/08				Repairs to Egress Windows
VQ001005	09/13/06			09/13/08				Install Water Heaters - Bldgs 4, 5, 20 & 22
VQ001005	09/13/06			09/13/08				Roof Resurfacing - Bldg. 43
VQ001005	09/13/06			09/13/08				Installation of Handrails
VQ001007	09/13/06			09/13/08				Install Water Heaters - Bldgs 4, 5, 6 & 7
VQ001008	09/13/06			09/13/08				Install Handrails @ Community Center Building
VQ001008	09/13/06			09/13/08				Install mailboxes
VQ001010	09/16/05			09/16/07				Enclosure of Meter Banks
VQ001011	09/16/05			09/16/07				Install Nurse Call/Emergency Exit/Fire System
VQ001011	09/16/05			09/16/07				OSHA Violations for Elevator
VQ001016	09/16/05			09/16/07				OSHA Violations for Handrails - 4, 5, 7 & 8
VQ001019	09/16/05			09/16/07				Remove/Replace Gas Lines, Bldgs A,B,C,D,E
VQ001020	09/16/05			09/16/07				Removal/Replacement of Gas Lines

PHA Name: Virgin Islands Housing Authority			**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VQ001004A	09/16/05			09/16/07				VQ4A, Repair fire damage Bldg 11, Apt 22
VQ001005	09/16/05			09/16/07				VQ5, Repair fire damage Bldg 1, Apt 3
VQ001007	09/16/05			09/16/07				VQ7, Repair fire damage Bldg 1, Apt 75
VQ001019	09/16/05			09/16/07				VQ19, Repair fire damage Bldg E, Apt 314
VQ001020	09/16/05			09/16/07				Contract #2004-031-02, VacUnits
HA-wide	09/16/05			09/16/07				Repairs to Vacant Units
HA-Wide STT	09/16/05			09/16/07				Repairs to Vacant Units, Indefinite Qty 2005
VQ001004A	09/16/05			09/16/07				Repair fire damages, Bld 11, Unit 22
VQ001005	09/16/05			09/16/07				Repair fire damages, Bld 1, Unit 3
VQ001019	09/16/05			09/16/07				Repair fire damages, Bld E, Unit 314
Cent- STT	09/16/05			09/16/07				Install Generator Fuel Tank/Enclosure
VQ001012	09/16/05			09/16/07				Aureo Diaz Computer Lab
VQ001008	09/16/05			09/16/07				Install Computer Lab at JFK
HA-wide	09/16/05			09/16/07				1 Cherry Picker, 2 Fork Lifts
HA-wide	09/16/05			09/16/07				Maintenance Equipment

PHA Name: Virgin Islands Housing Authority			**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-wide	09/16/05			09/16/07				Drafting chair for Engineering Division
HA-wide	09/16/05			09/16/07				Relocation

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FY2003 CF Supplemental Grant Performance and Evaluation Report

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

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150203 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **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	0.00	800.00	0.00	0.00
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	0.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	4,820.00	0.00	0.00
9	1450 Site Improvement	1,578,000.00	1,575,478.28	1,455,818.07	1,102,195.09
10	1460 Dwelling Structures				

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

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VQ46P00150203 Replacement Housing Factor Grant No:	**Federal FY of Grant:** 2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **Final Performance and Evaluation Report**

Line No.	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost**	
		Original	**Revised**	**Obligated**	**Expended**
11	1465.1 Dwelling Equipment—Nonexpendable	29,640.00	26,541.72	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	800.00	0.00	0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,607,640.00	1,607,640.00	1,455,818.07	1,102,195.09
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003 (Supplemental)			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost	Total Actual Cost	Status of Work

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

			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Federal Labor Standards training	1408	0.00	800.00	0.00	0.00	Completed
VQ001007	VQ7 Appraisals, Bldgs 1, 2 & 3	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001007	VQ7 Property Surveys, Bldgs 1, 2 & 3	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001013	VQ13 Appraisal, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001013	VQ13 Property Survey, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001014	VQ14 Appraisals, Bldgs 70 & 216/217	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001014	VQ14 Appraisal, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001014	VQ14 Property surveys, Bldgs 70 & 216/217	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001014	VQ14 Property survey, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001015	VQ15 Appraisal, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001015	VQ15 Property survey, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001031	VQ31 Appraisal, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001031	VQ31 Property Survey, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001032	VQ32 Appraisal, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001032	VQ32 Property Survey, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001034	VQ34 Appraisal, Comm Center	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001005	PVC Sewer Line, Bldgs 44,45	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001044	Contant Knolls Tot Lot Equipment	1450	0.00	4,820.00	0.00	0.00	In planning stage
VQ001019	Floor Tile Asbestos Abatement/Unit Repairs	1460	550,000.00	0.00	0.00	0.00	Reprogrammed
VQ001021	Installation of Security/Entrance Gate	1460	20,000.00	26,418.00	26,418.00	26,418.00	Completed
VQ001021	Remove/Repl Generator/Fuel Tank/Building	1460	110,000.00	0.00	0.00	0.00	Reprogrammed
VQ001022	Removal/Replacement of Balancing Lines	1460	10,000.00	0.00	0.00	0.00	Reprogrammed
VQ001022	Exterior Painting	1460	65,000.00	49,662.97	9,517.86	2,800.00	In progress
VQ001022	Exterior Painting, Force Account Labor	1460	0.00	15,337.03	0.00	4,363.91	In progress
VQ001022	Removal/Replacement of Damaged Stairs	1460	35,000.00	0.00	0.00	0.00	Reprogrammed
VQ001044	Tot Lot Installation/Improvements, Contant Knolls	1460	8,000.00	8,000.00	0.00	0.00	In planning stage
HA-Wide	Installation/Maintenance of Fire Extinguishers	1460	80,000.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Lead-Based Paint Abatement	1460	200,000.00	0.00	0.00	0.00	Reprogrammed

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003 (Supplemental)					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Section 504 handicapped Access Alterations	1460	500,000.00	0.00	0.00	0.00	Reprogrammed
VQ2,8,15,21	Vacant Unit Repairs STX, Contract No. 2004-029-02	1460	0.00	0.00	0.00	0.00	Reprogrammed
HA-Wide STT	Change Orders #2 and #3, Contract No. 2004-030	1460	0.00	30,445.10	30,445.10	30,445.10	In progress
HA-Wide STX	Vacant Units, Asb & LBP, Contract No. 2004-030	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ1/VQ19	Vacant Unit Repairs, Asbestos & LBP Abatement	1460	0.00	450,000.00	450,000.00	425,174.31	Completed
VQ2,8,15,21	Contract No. 2004-029-02 Incentive Payment	1460	0.00	22,000.00	22,000.00	22,000.00	Completed
HA-Wide STX	Contract No. 2004-030 Incentive Payment	1460	0.00	13,000.00	13,000.00	13,000.00	Completed
HA-Wide	Comprehensive Rehabilitation	1460	0.00	81,995.43	81,995.43	81,995.43	Completed
HA-Wide STT	Vacant Unit Repairs STT FY05, Indefinite Quantity	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001002	Contract No. 2004-041, Exterior Painting	1460	0.00	246,000.00	246,000.00	48,300.00	In progress
VQ001001	Contract No. 2005-011, Vacant Unit Repairs	1460	0.00	39,500.00	39,500.00	69,253.76	Completed
VQ001019	Contract No. 2005-011, Vacant Unit Repairs	1460	0.00	39,500.00	39,500.00	9,746.24	Completed
HA-Wide	Repairs to Vacant Units	1460	0.00	16,585.67	0.00	0.00	In planning stage
HA-Wide STX	Contract No. 2004-031-02 Incentive Payment	1460	0.00	18,000.00	18,000.00	0.00	In progress
HA-Wide STX	Contract No. 2004-031-02 Change Order #1	1460	0.00	23,634.40	23,634.40	0.00	In progress
VQ001004A	Fire-damage repairs	1460	0.00	11,752.64	0.00	0.00	In planning stage

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003 (Supplemental)					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001005	Fire-damage repairs	1460	0.00	8,603.75	0.00	0.00	In planning stage
VQ001019	Fire-damage repairs	1460	0.00	19,236.01	0.00	0.00	In planning stage
VQ001016	Settlement of Claim, Zenon Const, Bldg 6 demo	1460	0.00	225,000.00	225,000.00	225,000.00	Completed
VQ001001	Contract No. 2004-006, Exterior Painting, Rehab	1460	0.00	230,807.28	230,807.28	143,698.34	In progress
VQ001016	Upgrade of Electrical Service	1470	20,000.00	0.00	0.00	0.00	Reprogrammed
VQ001018	Repairs to Central Office Generator STX	1470	9,640.00	9,640.00	0.00	0.00	In planning stage
VQ001008	JFK Computer Lab	1470	0.00	16,901.72	0.00	0.00	In planning stage
HA-Wide	1 Cherry Picker, 2 Fork Lifts	1475	0.00	0.00	0.00	0.00	Reprogrammed
VQ001018	Install new A/C in Executive Suite STX	1475	0.00	0.00	0.00	0.00	Reprogrammed

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150203 Replacement Housing Factor No:	**Federal FY of Grant:** 2003 (Supplemental)

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
HA-wide	02/12/06			02/12/08			Federal Labor Standards training
VQ001007	02/12/06			02/12/08			VQ7 Appraisals, Bldgs 1, 2 & 3
VQ001007	02/12/06			02/12/08			VQ7 Property Surveys, Bldgs 1, 2 & 3
VQ001013	02/12/06			02/12/08			VQ13 Appraisal, Comm Center
VQ001013	02/12/06			02/12/08			VQ13 Property Survey, Comm Center
VQ001014	02/12/06			02/12/08			VQ14 Appraisals, Bldgs 70 & 216/217
VQ001014	02/12/06			02/12/08			VQ14 Appraisal, Comm Center
VQ001014	02/12/06			02/12/08			VQ14 Property surveys, Bldgs 70 & 216/217
VQ001014	02/12/06			02/12/08			VQ14 Property survey, Comm Center
VQ001015	02/12/06			02/12/08			VQ15 Appraisal, Comm Center
VQ001015	02/12/06			02/12/08			VQ15 Property survey, Comm Center
VQ001031	02/12/06			02/12/08			VQ31 Appraisal, Comm Center
VQ001031	02/12/06			02/12/08			VQ31 Property Survey, Comm Center
VQ001032	02/12/06			02/12/08			VQ32 Appraisal, Comm Center
VQ001032	02/12/06			02/12/08			VQ32 Property Survey, Comm Center
VQ001034	02/12/06			02/12/08			VQ34 Appraisal, Comm Center
VQ001005	02/12/06			02/12/08			PVC Sewer Line, Bldgs 44,45
VQ001044	02/12/06			02/12/08			Contant Knolls Tot Lot Equipment
VQ001019	02/12/06			02/12/08			Floor Tile Asbestos Abatement/Unit Repairs
VQ001021	02/12/06			02/12/08			Installation of Security/Entrance Gate

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150203 Replacement Housing Factor No:	**Federal FY of Grant:** 2003 (Supplemental)

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
VQ001021	02/12/06			02/12/08			Remove/Repl Generator/Fuel Tank/Building
VQ001022	02/12/06			02/12/08			Removal/Replacement of Balancing Lines
VQ001022	02/12/06			02/12/08			Exterior Painting
VQ001022	02/12/06			02/12/08			Exterior Painting, Force Account Labor
VQ001022	02/12/06			02/12/08			Removal/Replacement of Damaged Stairs
VQ001044	02/12/06			02/12/08			Tot Lot Installation/Improvements, Contant Knolls
HA-Wide	02/12/06			02/12/08			Installation/Maintenance of Fire Extinguishers
VQ001001	02/12/06			02/12/08			Lead-Based Paint Abatement
HA-Wide	02/12/06			02/12/08			Section 504 handicapped Access Alterations
VQ2,8,15,21	02/12/06			02/12/08			Vacant Unit Repairs STX, Contract No. 2004-029-02
HA-Wide STT	02/12/06			02/12/08			Change Orders #2 and #3, Contract No. 2004-030
HA-Wide STX	02/12/06			02/12/08			Vacant Units, Asb & LBP, Contract No. 2004-030
VQ1/VQ19	02/12/06			02/12/08			Vacant Unit Repairs, Asbestos & LBP Abatement
VQ2,8,15,21	02/12/06			02/12/08			Contract No. 2004-029-02 Incentive Payment
HA-Wide STX	02/12/06			02/12/08			Contract No. 2004-030 Incentive Payment
HA-Wide	02/12/06			02/12/08			Comprehensive Rehabilitation
HA-Wide STT	02/12/06			02/12/08			Vacant Unit Repairs STT FY05, Indefinite Quantity
VQ001002	02/12/06			02/12/08			Contract No. 2004-041, Exterior Painting

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program No: VQ46P00150203 Replacement Housing Factor No:	**Federal FY of Grant:** 2003 (Supplemental)

Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
VQ001001	02/12/06			02/12/08			Contract No. 2005-011, Vacant Unit Repairs
VQ001019	02/12/06			02/12/08			Contract No. 2005-011, Vacant Unit Repairs
HA-Wide	02/12/06			02/12/08			Repairs to Vacant Units
HA-Wide STX	02/12/06			02/12/08			Contract No. 2004-031-02 Incentive Payment
HA-Wide STX	02/12/06			02/12/08			Contract No. 2004-031-02 Change Order #1
VQ001004A	02/12/06			02/12/08			Fire-damage repairs
VQ001005	02/12/06			02/12/08			Fire-damage repairs
VQ001019	02/12/06			02/12/08			Fire-damage repairs
VQ001016	02/12/06			02/12/08			Settlement of Claim, Zenon Const, Bldg 6 demo
VQ001001	02/12/06			02/12/08			Contract No. 2004-006, Exterior Painting, Rehab
VQ001016	02/12/06			02/12/08			Upgrade of Electrical Service
VQ001018	02/12/06			02/12/08			Repairs to Central Office Generator STX
VQ001008	02/12/06			02/12/08			JFK Computer Lab
HA-Wide	02/12/06			02/12/08			1 Cherry Picker, 2 Fork Lifts
VQ001018	02/12/06			02/12/08			Install new A/C in Executive Suite STX

ATTACHMENT S

FY 2005 (1) Replacement Housing Factor Grant (RHFG Performance and Evaluation Report

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: VQ46R00150105	**Federal FY of Grant:** 2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **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				
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	230,992.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	230,992.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2005					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001045 Estate Hoffman-Nullyberg	Development of the Estate Hoffman-Nullyberg community	1460	230,992.00	0.00	0.00	0.00	In planning stage

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FY 2005 (2) Replacement Housing Factor Grant (RHFG)
Performance and Evaluation Report

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: VQ46R00150205	**Federal FY of Grant:** 2005

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **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				
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	423,575.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	423,575.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2005					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001045 Estate Hoffman-Nullyberg	Development of the Estate Hoffman-Nullyberg community	1460	423,575.00	0.00	0.00	0.00	In planning stage

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FY 2004 RHFG Performance and Evaluation Report

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: VQ46R00150104	**Federal FY of Grant:** 2004

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: 6/30/2006** ☐**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				
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	2,263,159.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	2,263,159.00	0.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2004					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001045 Estate Hoffman-Nullyberg	Development of the Estate Hoffman-Nullyberg community	1460	2,263,159.00	0.00	0.00	0.00	In planning stage

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FY 2003 RHFG Performance and Evaluation Report

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: VQ46R00150103	**Federal FY of Grant:** 2003

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,625,675.00	1,625,675.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,625,675.00	1,625,675.00	0.00	0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2003					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001044 Estate Hoffman-Nullyberg	Professional fees & services related to development of the Estate Hoffman-Nullyberg	1430	1,625,675.00	0.00	0.00	0.00	In planning stage

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FY 2002 RHFG Performance and Evaluation Report

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: VQ46R00150102	**Federal FY of Grant:** 2002

☐ **Original Annual Statement** ☐ **Reserve for Disasters/ Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 6/30/2006** ☐ **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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000.00	586,876.89	579,530.28	579,530.28
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	783,303.00	496,426.11	496,426.11	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
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				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,083,303.00	1,083,303.00	1,075,956.39	579,530.28
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2002					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001018/23	Professional fees & services related to	1430	300,000.00	586,876.89	579,530.28	579,530.28	VIHA's revised RHF Plan designates the entire 1st 5-Year Increment to be used toward the development of Estate Hoffman-Nullyberg. It is in the planning stage.
Louis E. Brown	the revitalization of Louis E. Brown Villas						
VQ001018/23	Site Demolition of the Louis E. Brown	1460	783,303.00	496,426.11	496,426.11	0.00	
Louis E. Brown	community						

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FY 2000 RHFG Performance and Evaluation Report

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

PHA Name: Virgin Islands Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: Replacement Housing Factor Grant No: VQ46R00150100	**Federal FY of Grant:** 2000

☐**Original Annual Statement** ☐**Reserve for Disasters/ Emergencies** ☐**Revised Annual Statement (revision no:)**
☒**Performance and Evaluation Report for Period Ending: 6/30/2006** ☐**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				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	757,690.00	757,690.00	719,508.25
8	1440 Site Acquisition				
9	1450 Site Improvement	140,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	517,690.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
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	757,690.00	757,690.00	757,690.00	719,508.25
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	1,607,640.00	1,607,640.00	1,455,818.07	1,102,195.09
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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PHA Name: Virgin Islands Housing Authority		**Federal FY of Grant:** 2000					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
Croixville	Professional services & fees	1430	100,000.00	0.00	0.00	0.00	Reprogrammed
	related to the rehabilitation of the						
	Croixville property						
Croixville	Site Improvement to include roadways,	1450	140,000.00	0.00	0.00	0.00	Reprogrammed
	walkways, drainage facilities, sewers,						
	and waterlines of the Croixville property						
Croixville	Development of the Croixville property	1460	517,690.00	0.00	0.00	0.00	Reprogrammed
VQ001045	Professional services & fees	1430	0.00	756,362.14	756,362.14	719,508.25	In planning stage
Hoffman-	related to the development of the						
Nullyberg	Hoffman/Nullyberg site						
VQ001023	Louis E. Brown Revitalization, Phase II	1430	0.00	0.00	0.00	0.00	Reprogrammed

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