

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Richmond Redevelopment and Housing Authority</u> PHA Code: <u>VA007</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/1/2009</u>				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>4,018</u> Number of HCV units: <u>2,335</u>				
<b>3.0</b>	<b>Submission Type</b> <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update. <b>N/A (Annual Plan Only)</b>				
<b>5.1</b>	<b>Mission.</b> 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 for the next five years: <b>N/A (Annual Plan Only)</b>				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <b>N/A (Annual Plan Only)</b>				
<b>6.0</b>	<b>PHA Plan Update</b> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:  (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.  <b>RRHA Main Administrative Office, 901 Chamberlayne Parkway, Richmond, VA, 23220</b> <b>RRHA Development Management Offices</b>				
<b>7.0</b>	<b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i>				
<b>8.0</b>	<b>Capital Improvements.</b> <i>Please complete Parts 8.1 through 8.3, as applicable.</i>				
<b>8.1</b>	<b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> <i>As part of the PHA 5-Year and Annual Plan, annually complete and submit the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</i>				
<b>8.2</b>	<b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.				
<b>8.3</b>	<b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
<b>9.0</b>	<b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income and very low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public				

	housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
<b>9.1</b>	<b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b>
<b>10.0</b>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5- Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>a. Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>b. Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>c. Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>d. Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>e. Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>f. Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>g. Challenged Elements</li> <li>h. Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>i. Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>

## **Richmond Redevelopment & Housing Authority**

### **PHA Plan for the Fiscal Year Beginning 10/1/2009**

This document supplements the Form HUD-50075, "PHA 5-Year and Annual Plan", which precedes this document. The Form HUD-50075 will eventually be electronically submitted to HUD as described at the conclusion of this document. Descriptions of plan elements, and related statements regarding RRHA programs and activities, comprise the balance of this document which is also offered for Public Review.

Meanwhile, the preceding form HUD-50075 is part of the materials available to the public as part of the Public Review Process that will precede the finalization and submittal, in July 2009, of the PHA Plan for the Fiscal Year Beginning 10/1/2009.

## Section 6.0 - HUD-50075: PHA Plan Update

The following section identifies which PHA Plan elements have been revised by the PHA since its last Annual Plan submission, as shown below.

Plan Element	Revised	Not Revised
1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Financial Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3) Rent Determination	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Operation and Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5) Grievance Procedures	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6) Designated Housing for Elderly and Disabled Families	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7) Community Service and Self-Sufficiency	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8) Safety and Crime Prevention	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9) Pets	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10) Civil Rights Certification	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11) Fiscal Year Audit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12) Asset Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13) Violence Against Women Act	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Statements regarding the specific revisions in each Plan element that have occurred since the last PHA Plan submission on July 8, 2008 are furnished further below.

The specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan are:

RRHA main administrative office, 901 Chamberlayne Parkway, Richmond, VA 23220 and RRHA development Management Offices

## Statements Regarding Revised PHA Plan Elements

### 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

This section describes the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and Section 8 Housing Choice Voucher (HCV); and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

**Revision:** N/A

### 2. Financial Resources

This section lists 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.

**Revision:** Updated table of financial sources and uses below.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2009 grants)</b>		
a) Public Housing Operating Fund	\$18,428,600	
b) Public Housing Capital Fund	\$18,765,000	
c) HOPE VI Revitalization	\$8,600,000	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$21,372,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	-0-	
g) Resident Opportunity and Self-Sufficiency Grants	\$65,500	
h) Community Development Block Grant	-0-	
i) HOME	-0-	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
CFP 2008	\$6,780,000	In accordance with application

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<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
CFP 2007	\$1,825,000	In accordance with application
<b>3. Public Housing Dwelling Rental Income</b>	\$8,609,000	Facility Maintenance
<b>4. Other income</b> (list below)		
<b>5. Non-federal sources</b> (list below)		
<b>Total resources</b>	\$84,445,100	

### 3. Rent Determination

This section provides a statement of the policies of RRHA governing rents charged for public housing and Section 8 Housing Choice Voucher (HCV) dwelling units.

**Revision:** N/A

### 4. Operation and Management

This section provides a description of the programs of RRHA, and a statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by RRHA, including measures necessary for the prevention or eradication of pest infestation, including cockroaches.

**Revision:** Updated RRHA program table.

<b>Program Name</b>	<b>Units or Families Served at Year Beginning</b>	<b>Expected Turnover</b>
Public Housing	4,018	300
Section 8 Vouchers	2,335	500
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	69	6
Special Purpose Section 8 Certificates/Vouchers (list individually)	-0-	-0-
Public Housing Drug Elimination Program (PHDEP)	N/A	N/A

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Program Name	Units or Families Served at Year Beginning	Expected Turnover
Other Federal Programs: Family Self-Sufficiency Program (PH and HCVP)	41 PH 61 HCVP 102 Total	20
Public Housing Services Coordination Program Resident Opportunity and Self-Sufficiency	Elderly Buildings 282 Elderly in Family Communities	30

### 5. Grievance Procedures

This section provides a description of the grievance and informal hearing and review procedures that the PHA makes available to its public housing residents and Section 8 applicants.

**Revision:** N/A

### 6. Designated Housing for Elderly and Disabled Families

**Revision:** *Identified specific properties to be designated as described below.*

With respect to public housing projects owned, assisted, or operated by RRHA, HUD regulations found at 24 CFR Part 945 permit RRHA to seek HUD approval to designate public housing developments (or portions thereof), for elderly (only) and/or exclusively for persons with disabilities.

In the upcoming fiscal year, RRHA does anticipate applying for HUD approval to designate developments or portions of developments for elderly (only) and/or exclusively for persons with disabilities.

RRHA has described its plans in the following statements, identifying **1)** development name and number where applicable; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

Designation of Public Housing Activity Description
1a. Development name: Grace Street 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/>

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Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 9/30/09
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 48
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: 4 <sup>th</sup> Avenue Extension
1b. Development (project) number: N/A
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: 9/30/09
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 48
7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## 7. Community Service and Self-Sufficiency

This section provides a description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of RRHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; and **(3)** How RRHA PHA will comply with treatment of income changes resulting from welfare program requirements, and the requirements of community service.

**Revision:** Updated services and program tables.

RRHA coordinates, promotes or provides the following programs to enhance the economic and social self-sufficiency of residents:

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<b>Services and Programs</b>				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>RRHA University 200 East Hospital Street Individual Assessments and Plans, Work Experience, Employment Assistance, and Educational, Financial, Vocational, Computer Skills Training, Gilpin/Fay resident transition services</i>	624	<i>Waiting list Referrals</i>	<i>RRHA University Training Center</i>	<i>Public Housing and Housing Choice Voucher Participants</i>
<i>Youth Sports and Fine Arts Academy Life skills, education and cultural enrichment, prevention programs, incl. scholarships</i>	155	<i>Open</i>	<i>Calhoun Center</i>	<i>Public Housing</i>
<i>Service Coordinators Program</i>	282	<i>Referrals</i>	<i>Service Coordinator Program in RRHA family communities</i>	<i>Public housing</i>

RRHA has enacted the following discretionary policies in the following areas to enhance the economic and social self-sufficiency of assisted families:

- Public housing rent determination policies
- Public housing admissions policies
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for section 8 homeownership option participation
- Preference/eligibility for public housing homeownership option participation

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of: 01/31/09)
Public Housing	27	41
Section 8	30	61

## 8. Safety and Crime Prevention

This section describes RRHA's plan for safety and crime prevention to ensure the safety of the public housing residents. This includes: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A

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description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

*Revision: Updated statements regarding safety and crime prevention.*

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

RRHA's determination of the need for measures to ensure the safety of public housing residents is based on its acknowledgement of:

- High incidence of violent and/or drug-related crime in some or all RRHA developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to RRHA developments
- Residents fearful for their safety and/or the safety of their children
- 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

The following information or data was used to determine the need for RRHA actions to improve safety of residents:

- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs

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

In summary, the crime prevention activities the PHA has undertaken or plans to undertake include:

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design ("CPTED")
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Richmond Housing Authority Housing Impact Team (RHAPD "H.I.T.")
- Continue to support and fund the RRHA Police

RRHA continues to stress the importance of resident involvement in crime prevention, and works tirelessly to encourage residents to participate in training, speaking forums and community committees and with its local police agencies... Through the RRHA Public Safety Office, RRHA Officers continue to work with residents in reporting and

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detering criminal activity in their communities. The RRHA Crime Hotline also continues to produce hundreds of calls for 'tips' on crime. The Hotline, a confidential phone number for residents, also gives residents a greater tool for communicating information to its Public Safety Officers while remaining anonymous.

A continuing crime prevention and intervention program is the Youth Sports and Fine Arts Academy. This program has about 132 youth, including college students, who receive intensive counseling, case management, and financial support for continuing education. In addition to participating in non-traditional sports for exposure outside of public housing and opportunities to model other positive role models (youth and adults), the youth engage in a variety of workshops, i.e., education, culture, and social. Field trips to museums, college tours, and a ball are some of the highlights.

The RRHA Public Safety Office has also recently embarked on an aggressive initiative called RHAPD Housing Impact Team, or "H.I.T." The Team is comprised of five highly trained RRHA officers specially assigned to target and impact specific issues plaguing RRHA communities. These issues include narcotics, weapons and property crime violations, violent crime, quality of life, and trespass violations. The Team uses a variety of tactics, procedures, equipment and service-oriented resources to achieve its mission. It will focus on agency and community concerns, and will assist our law enforcement partners in an effort to make RRHA communities, and the City of Richmond at large, a safer place for its residents.

Resident Service Advisors were assigned to each conventional public housing community to conduct service assessments and provide ongoing support and referrals to all 282 elderly residents. We are providing services to 282 seniors living in our family communities.

In addition, RRHA continues technology enhancement for crime prevention purposes. The Authority maintains its much heralded camera project. The project provides "live" CCTV monitoring in all its developments.

### **C. Coordination between RRHA and the Richmond Police Department (RPD)**

The coordination between RRHA and the appropriate RPD precincts for carrying out crime prevention measures and activities can be characterized by:

- 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 regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Continue to support and fund the RRHA Police

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RRHA builds on its partnerships with Law Enforcement agencies to include the FBI, DEA, US Marshals, RPD, and Virginia State Police. These relations/partnerships have produced numerous arrests in all areas in our continuing effort to reduce crime.

### 9. Pets

This section provides a statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

**Revision:** N/A

### 10. Civil Rights Certification

RRHA certifies its compliance with Civil Rights and Fair Housing requirements.

**Revision:** N/A

### 11. Fiscal Year Audit

This section provides a statement of the results of the most recent fiscal year audit for the PHA.

**Revision:** *Updated audit statement.*

By law, RRHA is 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)).

The most recent fiscal audit (for the fiscal year ending 9/30/2008) will be submitted to HUD by June 30, 2009. The audit resulted in an unqualified audit opinion on the financial statements and a qualified opinion on the compliance portion of the audit with material weaknesses. All audit findings have a resolution.

### 12. Asset Management

This section provides a statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

**Revision:** *Update regarding progress made toward implementing Asset Management.*

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RRHA is a large public housing agency (PHA) and is subject to recent HUD requirements (known as "Subpart H" of the Operating Fund regulations found at 24 CFR Part 990) regarding asset management responsibilities of PHAs of a certain size.

RRHA is in the process of complying with Subpart H and other related aspects of the Operating Fund regulations by:

1. Implemented site-specific budgets for each of its Asset Management Projects (AMPs) as well as for the Central Office Cost Center, for the fiscal year beginning 10/1/2007 as approved by our Board of Directors;
2. Implemented site-specific financial reporting for each AMP as well as for the Central Office Cost Center, for the fiscal year beginning 10/1/2007; and
3. Evolving a system of fees for services in accordance with Subpart H requirements;

RRHA will continue to phase-in its management fees through 2011. The overhead charged to the public housing program in FY 2008, the first year of Asset Management was \$125.48 PUM. Therefore, the allowable management fees for the PHA are as follows:

Management Fees	--	\$ 49.05
Bookkeeping Fee	--	7.50
Asset Management Fee	--	<u>10.00</u>
Total	--	\$ 66.55

The difference between the FY 2008 overhead costs, \$125.48, and the allowable fee schedule, is \$58.93 PUM. Therefore, RRHA has instructed the following phase-in schedule:

### Schedule of Phased-in Management Fees for RRHA

FY 2008 (Initial Year)	FY 2009 (Year 2)	FY 2010 (Year 3)	FY 2011 (Year 4)
\$ 125.48 PUM	\$113.69 PUM	\$101.91 PUM	\$66.55 PUM

As evidenced in 1 & 2 above, RRHA has indeed identified its Central Office Cost Center expenses and the fees needed to support it. Further, RRHA will complete its transition toward full compliance to the fee structure provisions of Subpart H as follows:

- October 1, 2007 to September 30, 2008: Assess reasonableness of Management, Bookkeeping and Asset Management fees to the AMPs (COMPLETED)
- January 1, 2008 to September 30, 2010: Identify and implement opportunities for fee-for-service regarding Central Maintenance and other allowable Central Office Cost Center operations;

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- Reach full compliance with Asset Management by October 1, 2011.

Subpart H also describes what it calls the “ownership responsibilities” of PHAs, including planning for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

RRHA has taken the bold step of coordinating these planning activities between its Affordable Housing (AH) and Community Redevelopment (CR) business units. This ensures RRHA working closely with the City of Richmond in planning for and implementing Community Development Block Grant and related initiatives. Thus, public and assisted housing inventory decisions will be made in the context of **neighborhood** revitalization and investment.

CR has now begun to take the lead in formulating strategies, in consort with RRHA’s Affordable Housing office as well as other RRHA departments, officials, and instrumentalities, that will facilitate the creation of broader and more numerous affordable housing resources and vehicles. These strategies will be implemented in partnership with the City of Richmond and/or other appropriate entities and will ensure that all residents receive adequate mobility assistance and counseling at older developments being phased out in orderly fashion.

### 13. Violence Against Women Act

This section describes: 1) the activities, services, or programs provided or offered by RRHA, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) the activities, services, or programs provided or offered by RRHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) the activities, services, or programs provided or offered by RRHA to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**Revision:** N/A

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### HOPE VI or Mixed Finance Modernization or Development

RRHA anticipates applying for additional HOPE VI grants in the plan year. RRHA also anticipates proposing to HUD a mixed-finance transaction to create replacement housing units (via acquisition or new construction or both) using Second Increment Replacement Housing Factor (RHF) funds. This proposal would likely be submitted near the beginning of the plan year (10/1/2009).

Other mixed-finance transactions (via acquisition or new construction or both) may be proposed later in the Plan year commensurate with the RRHA Strategic Business Plan. Financing may include use of regular Capital Funds and/or HUD’s Capital Fund Financing Program (CFFP). CFFP involves borrowing against future flow of annual Capital Funds.

RRHA plans to pursue public housing development activities and will utilize the Richmond Development Corporation (RDC) for development, financing, and the formation of a variety of ownership structures as well as utilize the RDC for the operation of public housing programs.

### Demolition and/or Disposition

This section describes whether HUD-approved applications by RRHA to demolish or dispose (sell) public housing projects owned by RRHA and subject to Annual Contributions Contracts (ACCs), or pending applications for demolition or disposition, have changed during the current plan year.

In such cases, RRHA would be required to describe the housing and the number of affected units for which it will apply or is currently pending for demolition or disposition; and provide a projected timetable for the demolition or disposition. This information is furnished below:

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Dove Court 1b. Development (project) number: VA 7-12
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 9/4/2008

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5. Number of units affected: 60
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/2009 b. Projected end date of activity: 12/2011

<b>Demolition/Disposition Activity Description</b>
1a. Development name: 2700 Idlewood 1b. Development (project) number: VA 7-10
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 12/16/08
5. Number of units affected: 24
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2008 b. Projected end date of activity: 12/2009

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Gilpin Court 1b. Development (project) number: VA 7-1 and VA 7-2
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/1/2009
5. Number of units affected: 842
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2010 b. Projected end date of activity: 3/2013

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<b>Demolition/Disposition Activity Description</b>
1a. Development name: Fay Towers 1b. Development (project) number: VA 7-9
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 10/1/2009
5. Number of units affected: 200
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 6/2010 b. Projected end date of activity: 3/2013

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Bainbridge 1b. Development (project) number: VA 7-15
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 9/1/2009 <i>Note: This may be in lieu of a homeownership application (see also "Homeownership").</i>
5. Number of units affected: 18
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 1/2010 b. Projected end date of activity: 12/2012

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<b>Demolition/Disposition Activity Description</b>
1a. Development name: Whitcomb Court 1b. Development (project) number: VA 7-6
2. Activity type: Demolition <input checked="" type="checkbox"/> (Fire damaged units) Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 9/1/2009
5. Number of units affected: 6
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 10/1/2009 b. Projected end date of activity: 12/31/2009

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Small House/Used House – (Neighborhood Homeownership Initiatives) 1b. Development (project) number: VA 7-10, VA 7-16
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 12/18/2008
5. Number of units affected: 14
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 8/2007 b. Projected end date of activity: 12/31/2009

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**Conversion of Public Housing**

This section describes, with respect to RRHA-owned public housing: **1)** any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** the analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion.

RRHA will consider the voluntary conversion of Gilpin, to maximize relocation HCVs, based on a future analysis that demonstrates that the conversion of the development:

- Will not be more expensive than continuing to operate the development as public housing;
- Will principally benefit the residents of the public housing development to be converted, as well as RRHA and the Richmond community; and
- Will not adversely affect the availability of affordable housing in the community.

In addition to this, RRHA will consider in the upcoming year to identify units to be converted where the conversion is economically beneficial.

**Homeownership**

This section describes any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. There are five (5) such initiatives, involving sale of public housing, to be reflected in the upcoming plan year beginning 10/1/2009. They are described in more detail on the following charts:

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Scattered Sites 1b. Development (project) number: VA 7-30
2. Federal Program authority: <input type="checkbox"/> HOPE VI <input checked="" type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 7/26/1999

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

<b>Public Housing Homeownership Activity Description</b> <b>(Complete one for each development affected)</b>
<p>1a. Development name: Green Walk Houses – Blackwell/Randolph</p> <p>1b. Development (project) number: VA36P00750106</p>
<p>2. Federal Program authority:</p> <p><input type="checkbox"/> HOPE I</p> <p><input type="checkbox"/> 5(h)</p> <p><input type="checkbox"/> Turnkey III</p> <p><input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)</p>
<p>3. Application status: (select one)</p> <p><input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program</p> <p><input type="checkbox"/> Submitted, pending approval</p> <p><input checked="" type="checkbox"/> Planned application</p>
<p>4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 10/1/2008</p>
<p>5 Number of units affected: 20</p> <p>6. Coverage of action: (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

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<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Neighborhood Homeownership Initiative 1b. Development (project) number: VA 7-10, VA 7-16
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input checked="" type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 9/25/2007
5. Number of units affected: 121 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>
1a. Development name: Bainbridge 1b. Development (project) number: VA-18
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: 9/30/2009 <i>Note: This may be in lieu of a disposition application (see also "Demolition and/or Disposition")</i>
5. Number of units affected: 18 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

It should be noted that RRHA also administers 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.

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This is an optional element of the Section 8 program and enables qualified very-low income homebuyers to receive a Housing Choice Voucher that can be used to subsidize the difference between 30% of their adjusted income (homebuyer share) and the mortgage principal and interest, plus property taxes, insurance, and allowances for property maintenance and capital replacement.

There is no limit to the number of families that can participate in the Section 8 Homeownership program. Previously, RRHA limited the number of families participating in the program to 25 or fewer participants.

There will be no eligibility criteria for participation in RRHA's Section 8 Homeownership Option program other than the usual HUD criteria described in Part 982.

### **Project-Based Vouchers**

This section describes the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

In the upcoming plan year, RRHA anticipates the use of some of its Section 8 Housing Choice Vouchers under the "Project Based Vouchers" ("PBV") option, as described at 24 CFR Part 983. This may be done in one of two ways.

First, RRHA may issue a Request for Proposals from owners wishing to participate in the program. The criteria and procedures for such selections will be described in the RFP and in the RRHA's Section 8 Administrative Plan.

Second, RRHA may make non-competitive selections of owners whose projects included a competitive selection of proposals, such as housing assisted under a federal, state, or local government housing assistance, community development, or supportive services program.

RRHA may also submit a proposal under the RFP for units it owns. The use of PBV is consistent with the overall PHA Plan which is encouraging the development of affordable mixed-use, mixed-income housing particularly in consort with broader neighborhood revitalization efforts such as North Jackson Ward.

RRHA's PBV criteria and procedures will propose use of these resources in ways that facilitate achievement of its overall housing goals in general and the mobilization of potential relocation resources in particular, to address the housing needs of RRHA families at developments slated to be phased out, including the Gilpin Court Demonstration Project and/or other similar situations.

Additionally, RRHA will seek to convert some of its smaller housing developments to project based assistance.

## **Section 8.0 - HUD-50075: Capital Improvements**

This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms.

RRHA continues to comply with HUD's Capital Fund obligation and spending guidelines in efforts to ensure that the aging public housing stock receive on-going repairs that will increase the quality of life for residents and stakeholders. Although the 2005 Physical Needs Assessment show a \$63 million need, RRHA continues to find creative methods to maximize use of capital dollars to stabilize public housing and other safety services.

RRHA created the Top 15 Capital Needs List which is designed to focus spending first on critical systems at all Asset Management Projects (AMP's) including but not limited to heat and hot water systems, roofs, sidewalks, physical structures and other health and safety issues. RRHA also developed an Asset Reinvestment Schedule for each property which tracks when each of the major systems was last repaired and projects when they should be replaced.

Some of the capital fund activities to date include:

- Foundation stabilization at Fulton and Creighton Court
- Roof Replacement at Whitcomb Court, Hillside Court, Gilpin Extension and Fairfield Court
- Upgrade elevator at Calhoun Family Investment Center
- Decreased the number of vacant units at all developments through procuring outside contractors which resulted in reducing the unit turn around time of more than 350 units in a six month period
- Paint lead porch columns at Whitcomb Court, Creighton Court and Fairfield Court
- Application of elastomeric coating to stop water penetration at Fay Tower
- Demolition of Dove Court
- Repair plumbing at developments
- Repair of sidewalks at all public housing developments
- Replacement of heat and hot water systems as needed
- Relocation activities to assist public housing residents at Dove, Fay Tower, Idlewood and others

Additionally, RRHA has developed a hierarchy plan determining which developments to modernize (whole or in part). These are expected to remain wholly public housing communities for the foreseeable future. RRHA has also identified developments targeted for revitalization at some time in the future based upon the availability of funding.

## **Section 8.0 – HUD-50075: Capital Improvements**

RRHA set aside \$2.7 million dollars for the gut rehabilitation of Oscar Stovall Place which will be ready for re-occupancy by May 2009.

In the coming year, RRHA plans to add a total of fifteen “504” units in select public housing developments.

Under provisions of the American Recovery and Reinvestment Act, RRHA has developed a spending plan which will obligate and spend stimulus funds estimated at \$10.7M dollars. The plan includes additional modernization of kitchens and baths, and other interior/exterior modernization activity. RRHA also plans to upgrade the curb appeal at each development and install new signage. RRHA determines most of these projects as “shovel-ready,” only requiring some architectural engineering and procurement. These additional funds, combined with the 2009 capital funds, will assist in increasing the quality of life for residents and stimulating the economy.

During this fiscal year, RRHA will explore using the capital fund forced account option to hire staff for vacancy reduction and assistance with preventative maintenance activity, in efforts to reduce the cost of outside contractors and assist operations staff.

## Section 9.0 - HUD-50075: Housing Needs

This Section states the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	<i>Size</i>	Loca- tion
Income <= 30% of AMI	15,038	5	5	3	2	3	5
Income >30% but <=50% of AMI	8,823	3	1	2	2	2	2
Income >50% but <80% of AMI	10,124	2	1	1	2	1	2
Elderly	8,938	5	3	2	2	1	4
Families with Disabilities	24,000	5	5	5	5	5	5
White	898	1	1	1	1	1	1
Black	6,858	5	5	5	5	5	5
Asian	968						
Hispanic	1,620						
Other	408	2	2	2	2	2	2

The sources of information RRHA used to conduct this analysis are as follows:

- 2008-2013 City of Richmond Consolidated Plan
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- 2005 housing market study (Value Research Group), a Strategic Plan deliverable

**Section 9.0 – HUD-50075: Housing Needs**

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,366		8,482
Extremely low income <=30% AMI	1,327	97.14%	
Very low income (>30% but <=50% AMI)	37	2.71%	
Low income (>50% but <80% AMI)	2	0.15%	
Families with children			
Elderly families	103	7.54%	
Families with Disabilities	41	3.00%	
White	26	1.90%	
Black	1,225	86.68%	
Asian	4	0.29%	
Other	111	8.13%	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 5 yrs. 8 mos.			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

**Section 9.0 – HUD-50075: Housing Needs**

<b>Housing Needs of Families on the Waiting List</b>			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1,354		1,941
Extremely low income <=30% AMI	1,342	99.11%	
Very low income (>30% but <=50% AMI)	12	0.89%	
Low income (>50% but <80% AMI)	0	0.00%	
Families with children			
Elderly families	387	28.58%	
Families with Disabilities	43	3.18%	
White	87	6.43%	
Black	1,257	92.84%	
Asian	8	0.59%	
Other	2	0.15%	
<b>Characteristics by Bedroom Size (Public Housing Only)</b>			
1BR	499	11.70%	
2 BR	702	72.59%	
3 BR	137	14.16%	
4 BR	15	1.55%	
5 BR	0	0	
5+ BR	0	0	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

## Section 9.0 – HUD-50075: Housing Needs

### **9.1 Strategy for Addressing Housing Needs**

This section describes RRHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year.

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

Along these lines, RRHA will explore a broad range of housing opportunities, through the Section 8 program and other resources that may become available, focusing on the **homeless**, those needing **transitional housing**, and other households with **special needs** (e.g., HIV, domestic violence, etc.), as identified by RRHA and/or the City of Richmond as described further below.

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

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

**Homeownership Opportunities** – To develop and strongly support programs which will provide rehabilitation and assistance to low- and moderate-income homeowners, and which provide homeownership opportunities for all ranges of income, especially for those earning at or below 80% of the Area Median Family Income.

**Decent and Affordable Rental Housing** – To develop and support activities which provide decent and affordable rental housing for all income ranges, especially for low- and moderate-income residents.

**Housing for Persons with Special Needs** – To continue to support safe and affordable housing opportunities and necessary support services to special needs populations, including the elderly, persons with disabilities, the homeless and persons with HIV/AIDS throughout the Richmond metropolitan area.

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

## Section 9.0 – HUD-50075: Housing Needs

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

Specifically, RRHA will focus upon **homeownership opportunities** by developing partnerships to establish special financing mechanisms to assist low-income families to purchase homes and assist low-income homeowners with special rehabilitation financing. RRHA will implement affordable housing opportunities and develop mixed-income programs through HOPE VI, single-family homeownership, and market-rate single-family housing. A homeownership program for the Housing Choice Voucher (Section 8) participants has been developed. For qualified Family Self-Sufficiency Program participants homeownership opportunities exist to assist public housing families to transition/prepare for homeownership opportunities. Training for participants includes homeownership education and counseling, credit and budgeting, money management, basic banking, landscaping, preventive maintenance, and homebuyer's education.

Additional goals are consistent with the Consolidated Plan's priorities for **decent and affordable rental housing**. With goals that focus upon providing a variety of housing options for low-to moderate income persons, RRHA will support the city's priority through the development of non-traditional funding streams including expanding public/private partnerships to develop mixed finance rental property and distributing listings that will expand housing options to tenant-based Housing Choice Voucher (Section 8) participants. RRHA will continue to maintain public housing and the Housing Choice Voucher (Section 8) program and undertake measures to ensure access to affordable housing among families assisted by RRHA. The outlook for the development of quality, affordable rental housing is dependent on tax incentives for investors and on increased rental subsidies and programs from HUD.

The priority for **housing for persons with special needs** will be addressed through housing and services that are provided for the elderly and disabled who are able to live independently. However, a major goal of the Agency Plan focuses upon self-sufficiency as a priority to provide referrals to support systems such as education and training, socioeconomic, recreation and other social service needs. RRHA will carry out modifications needed in public housing based on Section 504 Needs Assessment and affirmatively market to non-profit agencies that assist families with disabilities.

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

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

**Public and Human Services:** RRHA provides opportunities for RRHA youth employment, referrals to various agencies for services, and recreational and other

## Section 9.0 – HUD-50075: Housing Needs

programs through the Youth Sports and Fine Arts Academy, that support the City's strategies for youth services and family services.

**Public Safety:** With the focus upon safety and security, RRHA seeks to provide assistance to the efforts of the City through the employment of RRHA Police Unit staff in family and elderly properties. Through a supportive partnership with the Richmond City Police Department, RRHA staff provides assistance and information and coordinates efforts to address crime problems in the communities. RRHA Police Officers provide information and training for residents and have established a Crime Hotline for resident usage. All of these efforts support the City's strategies for crime prevention, community policing, and addressing drug related violence.

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

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

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

### (1) Strategies

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

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

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

## Section 9.0 – HUD-50075: Housing Needs

- 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

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

- 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.

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

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

- Adopt rent policies to support and encourage work

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

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

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

- Apply for special-purpose vouchers targeted to the elderly, should they become available

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

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

## **Section 9.0 – HUD-50075: Housing Needs**

- 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

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

### **Strategy 1: Conduct activities to affirmatively further fair housing**

- 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 Housing Needs & Strategies:**

#### **Reasons for Selecting Strategies**

The factors that influenced RRHA's selection of the strategies it will pursue are:

- 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

## **Section 10.0 - HUD-50075: Additional Information**

### **(a) Progress in Meeting Mission and Goals**

The RRHA Strategic Plan Steering Committee has identified 25 critical initiatives that, on their individual merits, are essential to:

- ❖ Ensure near term, visible evidence of our ability to deliver on the promise to be an effective catalyst for quality housing and revitalization of our communities; i.e.

***Make significant progress on our real estate development goals***

- ❖ Position and enable our organization to effectively deliver on the promise; i.e.

***Make significant progress on our internal efficiency and fiscal responsibility goals***

In fiscal year 2009, our Strategic Plan progress reporting will focus on the status of these 25 critical initiatives. This reflects the actions taken by the Executive Team to ensure that all the agency's limited and valued resources are efficiently aligned with their essential core business responsibilities and with accomplishment of our 2009/2010 strategic plan imperatives.

Look for additional and broader reporting of the overall impact of our Strategic Plan which will be the product of work done by our Strategic Plan Monitoring & Evaluation Team. This future additional reporting will be more outcome-based and should begin to tell the story of the impact of our efforts and accomplishments on the communities and stakeholders we serve.

The following pages provide the status for each 2009/2010 Strategic Priority as of February 2009.

## Section 10.0 – HUD-50075: Additional Information

Priority Project	Project Description	Goal	Target Date *	Status	Current Status Comments
<b>GOAL 1: REVITALIZED RESIDENTIAL AND COMMERCIAL COMMUNITIES</b>					
<b>Stovall</b>	Rehab 30 PH units and return residents	Complete rehab of 30 units	Jun-09	<span style="color: green;">G</span>	On target for completion in mid May.
<b>HOPE VI, On-site (Blackwell)</b>	Phases II & III	Complete construction	Nov-11	<span style="color: green;">G</span>	Phase II construction activity in progress. Phase III to HUD late Feb/mid Mar.
	Phase IV	Complete construction	Aug-12	<span style="color: green;">G</span>	Pre-development activities ongoing.
<b>HOPE VI, Off-site (Fulton)</b>	Phase III	Complete construction	Nov-11	<span style="color: green;">G</span>	Phase III Fulton to be submitted to HUD in late February or mid March.
<b>Dove Street Redevelopment Area</b>	Demolition of 60 PH units, Redevelopment	Construction start	Nov-09	<span style="color: green;">G</span>	Completing Master Planning Process. Engaging in financial feasibility.
		Construction complete	Nov-10		
<b>North Jackson Ward</b>	Resident relo, demo of 983 PH units, redevelopment	Master plan completed	Mar-09	<span style="color: green;">G</span>	Final master plan doc in process. On target for Mar 09.
		Replacement housing plan completed	Jul-09		To be considered once Master Plan complete.
<b>Jackson Place</b>	Redevelop 5.6 acres to mixed-use/mixed-income	Construction complete	Apr-10	<span style="color: green;">G</span>	Consulting legal re: proposal received Sept 09.
<b>Idlewood</b>	Sale of 24 PH unit property for reinvestment in PH	Building sold	Sep-09	<span style="color: green;">G</span>	Grubb & Ellis showing property.
<b>Neighborhood Home Ownership</b>	Rehab/Dispo of 119 single family PH units	16 PH units sold	Sep-09	<span style="color: yellow;">Y</span>	1 House Sold, 1 House Under Construction, 3 houses under contractor negotiations.
		32 PH units total sold	Sep-10		
<b>Crime Reduction Program</b>	Develop Public Safety program	Implement plan in developments	Jun-09	<span style="color: green;">G</span>	Officers assigned to new H.I.T.. (Housing Impact Team) to target chronic problems.
<b>Resident Transitional Services Plan</b>	Develop/Implement Resident Transition Services Plan	Complete plan for Gilpin & Fay	Sep-09	<span style="color: green;">G</span>	Partnership development plan underway.
<b>Public Housing Modernization</b>	Hillside Court	Modernize 402 PH units	Sep-10		A&E work initiated, now anticipate completion Spring 2010.
	Creighton Court	Modernize 504 PH units	Sep-10		A&E work initiated, now anticipate completion Spring 2010.
	Decatur	Modernize 24 PH units	Sep-10		A&E work initiated, now anticipate completion Spring 2010.
	Fairfield Court	Modernize 447 PH units	Sep-10		
	Afton	Modernize 40 PH units	Sep-10		
	Stonewall	Modernize 70 PH units	Sep-10		
<b>Grace Street</b>	Sell Property (former goal = rehab)	Retire debt	Sep-10	<span style="color: green;">G</span>	Property listed and showing.
<b>GOAL 2: ECONOMIC OPPORTUNITIES</b>					
<b>Real Estate Brokerage Business</b>	Develop real estate brokerage business plan	Launch real estate brokerage company	Mar-09	<span style="color: green;">G</span>	RDC approved, SCC/Tax IDs filed.
<b>RBEDC (501c3)</b>	Reorganize RBEDC	Fully operational board/organization	Jun-09	<span style="color: green;">G</span>	In progress , recommend's to the ED re: add'l Board members Feb 09.

## Section 10.0 – HUD-50075: Additional Information

Priority Project	Project Description	Goal	Target Date *	Status	Current Status Comments
<b>GOAL 3: EFFICIENCY AND FISCAL RESPONSIBILITY</b>					
<b>Asset Management Implementation</b>	Project-based Accounting	Develop AMP-based Financial Statements	Oct-08	<span style="background-color: yellow; border: 1px solid black; border-radius: 50%; padding: 2px;">Y</span>	Competing w/ other Strategic Plan Priorities, but will complete by Feb 15.
	Project-based Budget	Board Approval of FY09 AMP Budgets	Sep-08	<b>COMPLETED</b>	
	Project-based Funding	Submit LIPH Operating Subsidy Request	Mar-08	<b>COMPLETED</b>	
	Project-based Management	Fully Implemented	Oct-08	<b>COMPLETED</b>	
	Project-based Oversight & Performance Assessment	Fully Implemented	Oct-08	<b>COMPLETED</b>	
<b>HCVP Business Stabilization</b>	Stabilize Housing Choice Voucher Program (HCVP)	Achieve 95% success of family records in PIC	Feb-09	<b>COMPLETED</b>	- Achieved 97% as of Jan 09.
		Achieve 95% utilization of vouchers	Oct-09	<span style="background-color: yellow; border: 1px solid black; border-radius: 50%; padding: 2px;">Y</span>	Achieved 78% as of Jan 09.
		Attain "Standard Performer" designation	Mar-10		
<b>New Enterprise Business System</b>	Phased-in implementation of new business system	System Implementation	Nov-09	<span style="background-color: green; border: 1px solid black; border-radius: 50%; padding: 2px;">G</span>	Detail planning in Feb 09; Implementation target likely Oct 1, 2009.
<b>Real Estate Development Business Plan</b>	Complete business plan for Real Estate Develop (CR)	Creation of business plan	Mar-09	<span style="background-color: yellow; border: 1px solid black; border-radius: 50%; padding: 2px;">Y</span>	Draft plan developed, under review by CR DED.
<b>Document/File Management System</b>	Develop agency-wide system for efficiency	Define system & implementation plan	Sep-09		
		Complete phased-in implementation	Sep-10		
<b>Policies/Procedures Documentation</b>	Develop agency-wide internal controls, procedures, policies	Complete assessment & implementation plan	Sep-09	<span style="background-color: yellow; border: 1px solid black; border-radius: 50%; padding: 2px;">Y</span>	Scope of project has been redefined.
		Complete phased-in implementation	Sep-10		
<b>Key Functional Support Gaps - Phase II</b>	Develop org plan for Real Estate Development unit	Implementation of organization plan	Apr-09	<span style="background-color: green; border: 1px solid black; border-radius: 50%; padding: 2px;">G</span>	CR org plan approved for implementation (hold some positions due to 09 budget).
<b>GOAL 4: QUALITY CUSTOMER SERVICE</b>					
<b>Agency-wide Customer Service Training</b>	Train RRHA staff in customer service best practices	100% RRHA staff trained	Sep-09	<span style="background-color: green; border: 1px solid black; border-radius: 50%; padding: 2px;">G</span>	Defining scope of customer service initiative charter, by Feb 09.
<b>External Customer Satisfaction Survey</b>	Develop external customer satisfaction survey	Conduct survey	Sep-10		Have not started due to focus on 2009 priorities..
<b>Employee Climate Survey</b>	Develop survey to gauge "state of RRHA"	Conduct survey	Sep-10		
<b>Professional Development Program</b>	Create professional development curriculum	Launch Staff Development Program	Sep-09	<span style="background-color: red; border: 1px solid black; border-radius: 50%; padding: 2px;">R</span>	On hold due to lack of training and staff development budget.
		Launch Leadership Academy	Sep-10		Have not started due to focus on 2009 priorities.
<b>Legend:</b>					* Target dates are dependent on required HUD approvals and/or access to funding (e.g.; tax credits & financing)
	<span style="background-color: green; border: 1px solid black; border-radius: 50%; padding: 2px;">G</span>	<b>On Schedule</b>			
	<span style="background-color: yellow; border: 1px solid black; border-radius: 50%; padding: 2px;">Y</span>	<b>Activity Slippage Not Impacting Completion Date</b>			
	<span style="background-color: red; border: 1px solid black; border-radius: 50%; padding: 2px;">R</span>	<b>Activity Slippage Impacting Completion Date</b>			

**(b) Significant Amendment and Substantial Deviation/Modification**

RRHA is required to provide its definition of “significant amendment” and “substantial deviation/modification” and the basic criteria it will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan.

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

## **Section 11.0 -HUD-50075: Required Submission for HUD Field Office Review**

In order to be a complete package, RRHA must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report*** and Form HUD-50075.2, ***Capital Fund Program Five-Year Action Plan*** shall be submitted electronically as an attachment to the PHA Plan. The Form HUD-50075 (PHA Plan) will be submitted electronically.

- a. Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- b. Form HUD-50070, *Certification for a Drug-Free Workplace*
- c. Form HUD-50071, *Certification of Payments to Influence Federal Transactions*
- d. Form SF-LLL, *Disclosure of Lobbying Activities*
- e. Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet*
- f. Resident Advisory Board (RAB) comments.
- g. Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- h. Form HUD-50075.1, ***Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically).***
- i. Form HUD-50075.2, ***Capital Fund Program Five-Year Action Plan (Must be attached electronically).***



**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_ 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 10/1/2009, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
  - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
  - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
  - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Richmond Redevelopment and Housing Authority  
PHA Name

VA-007  
PHA Number/HA Code

       5-Year PHA Plan for Fiscal Years 20       - 20      

  X   Annual PHA Plan for Fiscal Years 2009 - 2010

I hereby certify that all the information stated herein, 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)

Name of Authorized Official	Title
Elliott M. Harrigan	Chairman of the Board
Signature	Date
	June 17, 2009

**Civil Rights Certification****U.S. Department of Housing and Urban Development**

Office of Public and Indian Housing

**Expires 4/30/2011****Civil Rights Certification****Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Richmond Redevelopment and Housing AuthorityVA-007

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, 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)

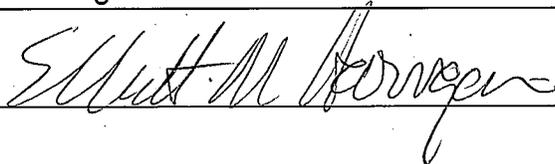
Name of Authorized Official

Elliott M. Harrigan

Title

Chairman of the Board

Signature



Date

6-22-2009



# Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Richmond Redevelopment and Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here  if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, 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)

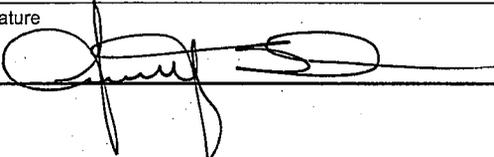
Name of Authorized Official

Anthony Scott

Title

Chief Executive Officer

Signature

X 

Date

06/23/09

**Form HUD-50070: Certification for a Drug-Free Workplace  
List of Work Sites Receiving Grant Funding**

AMP No.	Development Name	Street Address	City, State	Zip Code
VA 7-1	Gilpin Court	1000 St. John Street	Richmond, VA	23220
VA 7-2	Gilpin Court Extension	1000 St. John Street	Richmond, VA	23220
VA 7-4	Hillside Court	1500 Harwood Street	Richmond, VA	23224
VA 7-5	Creighton Court	2101 Creighton Road	Richmond, VA	23223
VA 7-6	Whitcomb Court	2302 Carmine Street	Richmond, VA	23223
VA 7-7	Fairfield Court	2506 Phaup Street	Richmond, VA	23223
VA 7-8	Mosby Court	1543 Coalter Street	Richmond, VA	23223
VA 7-9	Scattered Sites - N. of Calhoun	Scattered Sites	Richmond, VA	Scattered
VA 7-9	Scattered Sites - Mosby	Scattered Sites	Richmond, VA	Scattered
VA 7-9	Decatur (Elderly)	1200 Decatur Street	Richmond, VA	23224
VA 7-9	Fay Towers	1202 N. 1st Street	Richmond, VA	23220
VA 7-10	Idlewood (Elderly)	2700 Idlewood Avenue	Richmond, VA	23220
VA 7-10	Small House Program	Scattered Sites	Richmond, VA	Scattered
VA 7-12	Dove Court	Dove Street/First Avenue	Richmond, VA	23222
VA 7-15	Bainbridge	28th/Moody/Bainbridge	Richmond, VA	23225
VA 7-16	Used House Program	Scattered Sites	Richmond, VA	Scattered
VA 7-17	Overlook and Mimosa	Mimosa Street/Overlook Street	Richmond, VA	23224
VA 7-18	Stonewall (Elderly)	1920 Stonewall Avenue	Richmond, VA	23225
VA 7-19	Lombardy (Elderly)	700 S. Lombardy Street	Richmond, VA	23220
VA 7-20	Randolph	300 S. Randolph Street	Richmond, VA	23220
VA 7-21	Fulton	1221 Denny Street	Richmond, VA	23231
VA 7-22	Old Brook	3900 Old Brook Circle	Richmond, VA	23227
VA 7-23	Afton Avenue	Afton Avenue	Richmond, VA	23224
VA 7-24	Stovall Place	100 West 24 <sup>th</sup> Street	Richmond, VA	23225
VA 7-24	Fox Manor	18-A West 27th Street	Richmond, VA	23225
VA 7-28	Homeownership	Scattered Sites	Richmond, VA	Scattered

# Certification of Payments to Influence Federal Transactions

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

Applicant Name

Richmond Redevelopment and Housing Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, 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)

Name of Authorized Official

Anthony Scott

Title

Chief Executive Officer

Signature

Date (mm/dd/yyyy)

06/23/09



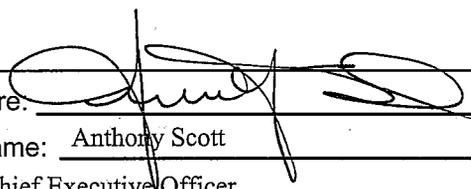
# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:  Congressional District, if known: 4c	<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:	
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development	<b>7. Federal Program Name/Description:</b> Capital Fund Program  CFDA Number, if applicable: _____	
<b>8. Federal Action Number, if known:</b>	<b>9. Award Amount, if known:</b> \$	
<b>10. a. Name and Address of Lobbying Registrant</b> <i>(if individual, last name, first name, MI):</i>	<b>b. Individuals Performing Services</b> <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Anthony Scott</u> Title: <u>Chief Executive Officer</u> Telephone No.: <u>(804) 780-4200</u> Date: <u>06/23/09</u>	
<b>Federal Use Only:</b>		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)



<b>Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan</b>	<b>U.S. Department of Housing and Urban Development</b> Office of Public and Indian Housing <b>Expires 4/30/2011</b>
---	--

**Certification by State or Local Official of PHA Plans Consistency with the  
Consolidated Plan**

I, Christopher L. Beschler, the Acting Chief Administrative Officer certify that the Five Year and Annual PHA Plan of the Richmond Redevelopment and Housing Authority is consistent with the Consolidated Plan of the City of Richmond, VA prepared pursuant to 24 CFR Part 91.



6-25-2009

Signed / Dated by Appropriate State or Local Official





*Richmond Tenants' Organization, Inc.*

214 East 13<sup>th</sup> Street

Richmond, Virginia 23225

## COMMENT

BY the Richmond Tenants Organization

TO Draft One-Year and Draft Five-Year Plans by the  
Richmond Redevelopment and Housing Authority

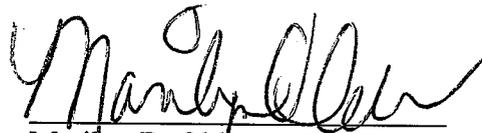
The following represents the comment by the Richmond Tenants Organization (RTO) to the draft Annual Plan and draft Five-Year Plan of the Richmond Redevelopment and Housing Authority (RRHA).

The RTO joins the position taken by the Resident Advisory Board (RAB), which is comprised of the RTO and one Housing Choice Voucher Program representative at meetings between the RAB and RRHA.

The RTO and RAB offer no comments regarding the draft Annual Plan and draft Five-Year Plan of the Richmond Redevelopment and Housing Authority.

The above comment was approved on this 28<sup>th</sup> day of May, 2009, by the Richmond Tenants Organization.

Witness the signature of authorized representatives of the RTO.

  
Marilyn B. Olds

  
Annie Giles



**Capital Fund Program**

**Annual Statement/  
Performance and Evaluation  
Reports**  
(Form HUD-50075.1)



**Annual Statement / Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

**Part I: Summary**

<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P00750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval:
--	---	---

Type Of Grant

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

Performance and Evaluation Report for Period: \_\_\_\_\_     
  Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>	1,600,000.00			
3	1408 Management Improvements	1,600,000.00			
4	1410 Administration (May not exceed 10% of line 21)	800,000.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	750,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	150,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	500,000.00			
18a	1501 Collateralization or Debt Service paid by the PHA	2,500,000.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>8,000,000.00</b>			
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director \_\_\_\_\_ Date 8/27/09

Signature of Public Housing Director \_\_\_\_\_ Date \_\_\_\_\_

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 5

<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

PHA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: VA36P00750109 Replacement Housing Factor Grant No:				CFFP (Yes/No): NO		Federal FFY of Grant: 2009
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
1. VA 7-1	Mgmt Imp - Public Safety	1408		209,858.00					
Gilpin	Mgmt Imp - EBS System	1408		41,972.00					
	Mgmt Imp - Strategic Planning	1408		41,972.00					
	Mgmt Imp - Resident Services	1408		41,972.00					
	Nonroutine Vacancy prep	1460		157,394.00					
	Computer Hardware	1475		31,479.00					
	Total			524,647.00					
2. VA 7-4	Mgmt Imp - Public Safety	1408		117,501.00					
Hillside	Mgmt Imp - EBS System	1408		23,500.00					
	Mgmt Imp - Strategic Planning	1408		23,500.00					
	Mgmt Imp - Resident Services	1408		23,500.00					
	Nonroutine Vacancy prep	1460		88,125.00					
	Computer Hardware	1475		17,625.00					
	Total			293,751.00					
3. VA 7-5	Mgmt Imp - Public Safety	1408		141,400.00					
Creighton	Mgmt Imp - EBS System	1408		28,280.00					
	Mgmt Imp - Strategic Planning	1408		28,280.00					
	Mgmt Imp - Resident Services	1408		28,280.00					
	Nonroutine Vacancy prep	1460		106,049.00					
	Computer Hardware	1475		21,210.00					
	Total			353,499.00					

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: VA36P00750109 Replacement Housing Factor Grant No:				CFFP (Yes/No):No		Federal FFY of Grant: 2009
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
4. VA 7-6 Whitcomb	Mgmt Imp - Public Safety	1408		122,728.00					
	Mgmt Imp - EBS System	1408		24,546.00					
	Mgmt Imp - Strategic Planning	1408		24,546.00					
	Mgmt Imp - Resident Services	1408		24,546.00					
	Nonroutine Vacancy prep	1460		92,046.00					
	Computer Hardware	1475		18,409.00					
	<b>Total</b>			<b>306,821.00</b>					
5. VA 7-7 Fairfield	Mgmt Imp - Public Safety	1408		111,277.00					
	Mgmt Imp - EBS System	1408		22,255.00					
	Mgmt Imp - Strategic Planning	1408		22,255.00					
	Mgmt Imp - Resident Services	1408		22,255.00					
	Nonroutine Vacancy prep	1460		83,458.00					
	Computer Hardware	1475		16,692.00					
	<b>Total</b>			<b>278,192.00</b>					
6. VA 7-8 Mosby	Mgmt Imp - Public Safety	1408		114,015.00					
	Mgmt Imp - EBS System	1408		22,803.00					
	Mgmt Imp - Strategic Planning	1408		22,803.00					
	Mgmt Imp - Resident Services	1408		22,803.00					
	Nonroutine Vacancy prep	1460		85,512.00					
	Computer Hardware	1475		17,102.00					
	<b>Total</b>			<b>285,038.00</b>					

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages			Grant Type and Number				Federal FFY of Grant:	
PHA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			Capital Fund Program Grant No: VA36P00750109 Replacement Housing Factor Grant No:				FFFP (Yes/No):No 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
7. VA 7-9	Mgmt Imp - Public Safety	1408		49,788.00				
1202 N 1st St	Mgmt Imp - EBS System	1408		9,958.00				
	Mgmt Imp - Strategic Planning	1408		9,958.00				
	Mgmt Imp - Resident Services	1408		9,958.00				
	Nonroutine Vacancy prep	1460		37,341.00				
	Computer Hardware	1475		7,468.00				
	Total			124,471.00				
8. VA 7-16	Mgmt Imp - Public Safety	1408		40,578.00				
Scattered Sites	Mgmt Imp - EBS System	1408		8,116.00				
	Mgmt Imp - Strategic Planning	1408		8,116.00				
	Mgmt Imp - Resident Services	1408		8,116.00				
	Nonroutine Vacancy prep	1460		30,433.00				
	Computer Hardware	1475		6,087.00				
	Total			101,446.00				
9. VA 7-18	Mgmt Imp - Public Safety	1408		60,493.00				
Stonewall	Mgmt Imp - EBS System	1408		12,098.00				
	Mgmt Imp - Strategic Planning	1408		12,098.00				
	Mgmt Imp - Resident Services	1408		12,098.00				
	Nonroutine Vacancy prep	1460		45,370.00				
	Computer Hardware	1475		9,074.00				
	Total			151,231.00				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages

PHA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: VA36P00750109 Replacement Housing Factor Grant No:				CFFP (Yes/No): NO		Federal FFY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
10. VA 7-22 4th Ave	Mgmt Imp - Public Safety	1408		32,362.00						
	Mgmt Imp - EBS System	1408		6,472.00						
	Mgmt Imp - Strategic Planning	1408		6,472.00						
	Mgmt Imp - Resident Services	1408		6,472.00						
	Nonroutine Vacancy prep	1460		24,272.00						
	Computer Hardware	1475		4,854.00						
	Total			80,904.00						
11. PHA-Wide Operations	Operations	1406		1,600,000.00						
12. PHA-Wide Admin	Funding for PHA Staff	1410		800,000.00						
13. PHA-Wide Fees & Costs	A & E Services	1430		100,000.00						
14. PHA-Wide Dev Activities	Development Activities	1499		500,000.00						
15. PHA-Wide Debt Service	Collateralization	1501		2,500,000.00						

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



**Part I: Summary**

<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P00750109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2009 FFY of Grant Approval: 2009
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Type Of Grant

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

Performance and Evaluation Report for Period: \_\_\_\_\_       Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>	1,600,000.00			
3	1408 Management Improvements	1,600,000.00			
4	1410 Administration (May not exceed 10% of line 21)	800,000.00			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	100,000.00			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	-			
10	1460 Dwelling Structures	150,000.00			
11	1465.1 Dwelling Equipment-Nonexpendable	-			
12	1470 Non-dwelling Structures	-			
13	1475 Non-dwelling Equipment	750,000.00			
14	1485 Demolition	-			
15	1492 Moving to Work Demonstration	-			
16	1495.1 Relocation Costs	-			
17	1499 Development Activities <sup>4</sup>	500,000.00			
18a	1501 Collateralization or Debt Service paid by the PHA	2,500,000.00			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-			
19	1502 Contingency (May not exceed 8% of line 20)	-			
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>8,000,000.00</b>			
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director 	Date 5/13/09	Signature of Public Housing Director _____	Date _____
--	-----------------	---	---------------

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 2

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>			
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Capital Fund Program Grant No: <b>VA36P00750109</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): <b>NO</b>		<b>2009</b>	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
1. PHA-Wide	Nonroutine Vacancy prep	1460		750,000.00						
	I.T. Infrastructure	1475		150,000.00						
	Total			900,000.00						
2. PHA-Wide	Development Activities	1499		500,000.00						
	Total			500,000.00						
3. PHA-Wide	Operations	1406		1,600,000.00						
	Operations									
4. PHA-Wide	Management Improvements	1408		1,600,000.00						
	Management Improvements									
5. PHA-Wide	Funding for PHA Staff Admin	1410		800,000.00						
6. PHA-Wide	A & E Services Fees & Costs	1430		100,000.00						
7. PHA-Wide	Collateralization of Debt Serv Debt Service	1501		2,500,000.00						

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		FFY of Grant:	
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>		<b>Capital Fund Program Grant No: VA36S00750109</b>		2009	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP:			
Type Of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period: <u>3/31/2009</u>		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)	1,076,480			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	450,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	431,000			
10	1460 Dwelling Structures	7,349,000			
11	1465.1 Dwelling Equipment-Nonexpendable	-			
12	1470 Non-dwelling Structures	900,000			
13	1475 Non-dwelling Equipment	-			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	558,317			
17	1499 Development Activities <sup>4</sup>	-			
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)	-			
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>10,764,797</b>			
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures	899,000			
Signature of Executive Director		Signature of Public Housing Director		Date	
Date		Date		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 6

<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

PHA Name: RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: VA36S00750109 Replacement Housing Factor Grant No:				CFFP (Yes/No): N0		Federal FFY of Grant: 2009	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
1. VA 7-1 Gilpin Ct	Replace Hot Water Boilers	1460		150,000						
	Total			150,000						
2. VA 7-5 Creighton	Windows Replacement	1460		150,000						
	Kitchen/Baths Renovation	1460		2,600,000						
	Total			2,750,000						
3. VA 7-6 Whitcomb Ct	Windows Replacement	1460		150,000						
	Total			150,000						
4. VA 7-8 Mosby Ct	Windows Replacement	1460		250,000						
	Total			250,000						
5. VA 7-9 Decatur	Install Elevator	1470		300,000						
	Kitchen/Baths Renovation	1460		250,000						
	Total			550,000						
6. VA7-10 & 16 Scattered Sites	Interior/Exterior Upgrades	1460		350,000						
	Total			350,000						
7. VA 7-18 Stonewall	Paint Common Areas	1470		50,000						
	Total			50,000						
8. VA 7-19 Old Brook	Upgrade Plumbing/Waste Sys	1460		200,000						
	Total			200,000						

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>	
<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			<b>Capital Fund Program Grant No: VA36S00750109</b>			<b>CFFP (Yes/No):No</b>	<b>2009</b>	
			<b>Replacement Housing Factor Grant No:</b>					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
9. VA 7-19 Lombardy	Upgrade Heating Units	1460		154,000.00				
	Total			154,000.00				
10. VA 7-20 Randolph	Comprehensive Modernization	1460		500,000				
	Replace Hot Water Tanks	1460		45,000				
	Total			545,000				
11. VA 7-21 Fulton	Foundation Stabilization	1460		500,000				
	Kitchen/Baths Renovation	1460		360,000				
	Exterior Siding	1460		50,000				
	Repair Termite Structural Damaged	1460		75,000				
	Total			985,000				
12. VA 7-23 Afton	Replace Siding			50,000				
	Total			50,000				
13. PHA Wide	Comprehensive Modernization							
	Capacity Bldg	1470		250,000				
	Total			250,000				
14. PHA Wide	Curb Appeal New Signage	1450		181,000				
	Paint Fences/Rails	1450		250,000				
	Vacancy prep - Nonroutine	1460		300,000				
	Brick Pointing	1460		415,000				
	Paint Exterior Walls	1460		500,000				
	ADA Improvements	1460		300,000				
	Renovate Mgmt Office and Community Room	1470		300,000				
	Relocation Costs	1495		558,317				
	Total			2,804,317				

<sup>1</sup>To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup>To be completed for the Performance and Evaluation Report.



<b>Part III: Implementation Schedule for Capital Fund Financing Program</b>					
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>				Federal FFY of Grant: <b>2009</b>	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reason for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
1. VA 7-1 Gilpin Ct	3/18/2010		3/18/2012		
2. VA 7-5 Creighton	3/18/2010		3/18/2012		
3. VA 7-6 Whitcomb Ct	3/18/2010		3/18/2012		
4. VA 7-8 Mosby Ct	3/18/2010		3/18/2012		
5. VA 7-9 Decatur	3/18/2010		3/18/2012		
6. VA7-10 & 16 Scattered Sites	3/18/2010		3/18/2012		
7. VA 7-18 Stonewall	3/18/2010		3/18/2012		
8. VA 7-19 Old Brook	3/18/2010		3/18/2012		
9. VA 7-19 Lombardy	3/18/2010		3/18/2012		

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.



<b>Part I: Summary</b>					
<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P00750105 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2005 FFY of Grant Approval: 2005	
Type Of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period: 3/31/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>	1,404,301.00		1,404,301.00	1,404,301.00
3	1408 Management Improvements	1,119,659.36		1,119,659.36	1,119,659.36
4	1410 Administration (May not exceed 10% of line 21)	596,678.94		596,678.94	596,678.94
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,500.00		17,987.39	17,987.39
8	1440 Site Acquisition				
9	1450 Site Improvement	10,000.00		10,000.00	10,000.00
10	1460 Dwelling Structures	2,819,197.05		2,816,709.66	2,717,313.72
11	1465.1 Dwelling Equipment-Nonexpendable	255,238.00		255,238.00	255,238.00
12	1470 Non-dwelling Structures	386,235.72		386,235.72	386,235.72
13	1475 Non-dwelling Equipment	414,693.93		414,693.93	414,693.93
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	7,021,504.00		7,021,504.00	6,922,108.06
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs	579,107.69		579,107.69	579,107.69
24	Amount of Line 20 Related to Security - Hard Costs	130,798.93		130,798.93	130,798.93
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		5/13/09			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 150 units in management may use 100% of CFP Grants for operations. Page 1 of 4

<sup>4</sup> RHF funds shall be included here.

Part II: Supporting Pages			Grant Type and Number				Federal FFY of Grant:		
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			<b>Capital Fund Program Grant No: VA36P00750105</b>				CFFP (Yes/No): NO		<b>2005</b>
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
1. VA 7-1	Upgrade Elevator	1470	LS	137,358.73		137,358.73	137,358.73	Completed	
Gilpin Court	Resurface Swimming Pool	1470	LS	14,162.77		14,162.77	14,162.77	Completed	
	Electrical Distribution	1460	LS	75,601.85		73,114.39	7,378.85	Under Contract	
	Roof Replacement (901 Bldg)	1470		60,414.22		60,414.22	60,414.22	Completed	
	Total			287,537.57		285,050.11	219,314.57		
2. VA 7-2	Handrails	1460	500 LF	44,079.00		44,079.00	44,079.00	Completed	
Gilpin Court Ext	Replace Refrigerators	1465	255 EA	102,060.00		102,060.00	102,060.00	Completed	
	Total			146,139.00		146,139.00	146,139.00		
3. VA 7-4	Refrigerators	1465	73 EA	29,084.00		29,084.00	29,084.00	Completed	
Hillside Court	Roof Shingle Replacement	1460	4,000 SF	408,703.43		408,703.43	408,703.43	Completed	
	Total			437,787.43		437,787.43	437,787.43		
4. VA 7-5	Foundation Stabilization	1460	LS	16,900.00		16,900.00	16,900.00	Completed	
Creighton Court	Total			16,900.00		16,900.00	16,900.00		
5. VA 7-6	Tree Pruning	1450	LS	5,000.00		5,000.00	5,000.00	Completed	
Whitcomb Court	Roof, Gutters and								
	Downspouts Replacement	1460	150 SF	176,780.00		176,780.00	176,780.00	Completed	
	Electrical Distribution	1460		82,349.24		82,349.24	82,349.24	Completed	
	Total			264,129.24		264,129.24	264,129.24		
6. VA 7-7	Replace Trim/Siding	1460	9,050 SF	30,000.00		30,000.00	30,000.00	Completed	
Fairfield Court	Roof Shingle Replacement	1460	242 SF	30,125.69		30,125.69	30,125.69	Completed	
	Replace Storage Doors	1470		20,000.00		20,000.00	20,000.00	Completed	
	Replace Roof (Fairfield Day Care)	1470		154,300.00		154,300.00	154,300.00	Completed	
	Total			234,425.69		234,425.69	234,425.69		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>		
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			<b>Capital Fund Program Grant No: VA36P00750105</b>				CFFP (Yes/No): No		<b>2005</b>
			Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
7. VA 7-8	Tree Pruning	1450	LS	5,000.00		5,000.00	5,000.00	Completed	
Mosby Court	Refrigerators	1465	257 EA	102,947.00		102,947.00	102,947.00	Completed	
	Electrical Distribution	1460		68,340.74		68,340.74	34,680.34	Under contract	
	Total			176,287.74		176,287.74	142,627.34		
8. VA 7-9	Electrical Upgrade	1460		14,860.00		14,860.00	14,860.00	Completed	
1202 N. First St									
	Total			14,860.00		14,860.00	14,860.00		
9. VA 7-9	Refrigerators	1465	42 EA	16,600.00		16,600.00	16,600.00	Completed	
N. Scattered Sites	Roof Replacement	1460		75,000.00		75,000.00	75,000.00	Completed	
	Total			91,600.00		91,600.00	91,600.00		
10. VA 7-18	Concrete Repair/Painting	1460		38,816.00		38,816.00	38,816.00	Completed	
Stonewall Place	Ceiling Tiles	1460	1,025 SF	1,383.80		1,383.80	1,383.80	Completed	
	Electrical Upgrade	1460		2,762.00		2,762.00	2,762.00	Completed	
	Ventilation System	1460		37,239.00		37,239.00	37,239.00	Completed	
	Total			80,200.80		80,200.80	80,200.80		
11. VA 7-19	Ceiling Tiles	1460	1,538 SF	2,075.70		2,075.70	2,075.70	Completed	
Old Brook	Washers & Dryers	1465	1 EA	4,547.00		4,547.00	4,547.00	Completed	
	Total			6,622.70		6,622.70	6,622.70		
12. VA 7-20	Windows	1460		248,345.57		248,345.57	248,345.57	Completed	
Randolph Family									
	Total			248,345.57		248,345.57	248,345.57		

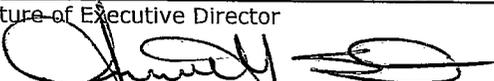
<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>									
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Grant Type and Number Capital Fund Program Grant No: <b>VA36P00750105</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): No		Federal FFY of Grant: 2005
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
13. VA 7-22 1611 4th Ave	Ceiling Tiles	1460		1,383.90		1,383.90	1,383.90	Completed	
	Total			1,383.90		1,383.90	1,383.90		
14. VA 7-24 Stovall Place	Stovall Rehab	1460		583,241.55		583,241.62	583,241.62	Completed	
	Total			583,241.55		583,241.62	583,241.62		
15. PHA WIDE	Vacancy Reduction	1460		771,958.87		771,958.87	771,958.87	Completed	
	Deferred Maintenance	1460		109,250.71		109,250.71	109,250.71	Completed	
	Computer Hardware	1475		283,895.00		283,895.00	283,895.00	Completed	
	Security Cameras	1475		5,847.95		5,847.95	5,847.95	Completed	
	Public Safety Vehicles	1475	2 EA	124,950.98		124,950.98	124,950.98	Completed	
	Total			1,295,903.51		1,295,903.51	1,295,903.51		
16 Operations	Operations	1406		1,404,301.00		1,404,301.00	1,404,301.00	Completed	
17. PHA WIDE Mgmt Improvement	Community Safe Neighbor- hood Crime Prevention	1408		579,107.69		579,107.69	579,107.69	Completed	
	PC Upgrade (Software)	1408		315,976.54		315,976.54	315,976.54	Completed	
	Resident Training	1408		224,575.13		224,575.13	224,575.13	Completed	
	Total			1,119,659.36		1,119,659.36	1,119,659.36		
18. Admin	Administration	1410		258,883.59		258,883.59	258,883.59	Completed	
	Technical Salaries	1410		142,748.73		142,748.73	142,748.73	Completed	
	Non-Technical Salaries	1410		53,205.22		53,205.22	53,205.22	Completed	
	Employee Benefit Contributions	1410		141,841.40		141,841.40	141,841.40	Completed	
	Total			596,678.94		596,678.94	596,678.94		
19. A & E Fees	Engineering Fees	1430		15,500.00		17,987.39	17,987.39	Completed	
	Total			15,500.00		17,987.39	17,987.39		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		FFY of Grant:	
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>		<b>Capital Fund Program Grant No: VA36P00750106</b>		2006	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP:		2006	
Type Of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period: 3/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>	888,594.00		888,594.00	888,594.00
3	1408 Management Improvements	1,161,050.29		1,166,099.17	1,106,189.17
4	1410 Administration (May not exceed 10% of line 21)	658,559.78		658,559.78	658,559.78
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	354,752.00		296,682.00	291,074.38
8	1440 Site Acquisition				
9	1450 Site Improvement	21,170.00		21,170.00	21,170.00
10	1460 Dwelling Structures	2,866,716.88		2,722,351.40	1,329,803.68
11	1465.1 Dwelling Equipment-Nonexpendable	192,304.00		190,515.00	190,350.00
12	1470 Non-dwelling Structures	159,450.00		129,365.37	123,565.37
13	1475 Non-dwelling Equipment	157,585.05		157,585.05	157,585.05
14	1485 Demolition	308,000.00		245,997.19	245,712.19
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	269,095.00		197,513.44	197,133.44
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>7,037,277.00</b>		<b>6,674,432.40</b>	<b>5,209,737.06</b>
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs	773,900.29		773,900.29	773,900.29
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		5/13/09			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 5

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>			
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Capital Fund Program Grant No: <b>VA36P00750106</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): NO		2006	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
1. VA 7-1										
Gilpin Court -	Roof and gutters	1470		150,000.00		119,915.37	114,115.37			
Calhoun Ctr	Shower Stalls	1470		9,450.00		9,450.00	9,450.00	Completed		
	Total			159,450.00		129,365.37	123,565.37			
2. VA 7-2	Refrigerators	1465	147 ea	58,979.00		58,979.00	58,979.00	Completed		
Gilpin Court Ext.										
	Total			58,979.00		58,979.00	58,979.00			
3. VA 7-5										
Creighton Ct	Paint Porch Columns	1460		47,709.00		47,584.00	-			
	Total			47,709.00		47,584.00	-			
4. VA 7-6										
Whitcomb Court	Paint Porch Columns	1460		47,709.00		47,583.00	47,583.00	Completed		
	Total			47,709.00		47,583.00	47,583.00			
5. VA 7-7	HVAC - Boilers	1460	5 ea	26,613.00		26,613.00	26,089.00			
Fairfield Court	Paint Porch Columns	1460		47,709.00		47,583.00	47,583.00	Completed		
	Refrigerators	1465	147 ea	58,979.00		58,979.00	58,979.00	Completed		
	Total			133,301.00		133,175.00	132,651.00			
6. VA 7-8	Refrigerators	1465	147 ea	58,814.00		58,979.00	58,814.00	Completed		
Mosby Court										
	Total			58,814.00		58,979.00	58,814.00			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>									
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Grant Type and Number <b>Capital Fund Program Grant No: VA36P00750106</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): No		Federal FFY of Grant: <b>2006</b>
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
7. VA 7-9									
1202 N. 1st St	Elastomeric Coatings	1460		264,600.00		207,065.00	74,784.15		
	Washers and dryers	1465		8,420.00		8,420.00	8,420.00	Completed	
	Relocation	1495		31,095.00		11,870.19	11,490.19		
	Total			304,115.00		227,355.19	94,694.34		
8. VA 7-9	Ventilation System	1460	1 unit	60,000.00		-	-		
1200 Decatur	Washers and dryers	1465	4 ea	7,112.00		5,158.00	5,158.00		
	Total			67,112.00		5,158.00	5,158.00		
9. VA 7-12	Demolition	1485	60 Units	300,000.00		239,737.19	239,737.19		
Dove Court	Relocation	1495	60 Units	138,000.00		140,154.22	140,154.22		
	Total			438,000.00		379,891.41	379,891.41		
10. VA 7-15	Demolition	1485	1 unit	8,000.00		6,260.00	5,975.00		
Bainbridge & Moody	Total			8,000.00		6,260.00	5,975.00		
11. VA 7-18	Repair Walls	1460	3 units	28,000.00		-	-		
Stonewall Place	Total			28,000.00		-	-		
12. VA 7-20	Asphalt Pavement	1450	23,200 SF	19,600.00		19,600.00	19,600.00	Completed	
Randolph	New Rear Porch Canopy	1460	52 Units	26,187.00		26,187.00	26,187.00	Completed	
	Total			45,787.00		45,787.00	45,787.00		
13. VA 7-21	Stabilize Walls-tuck-point-seal	1460	LS	15,603.00		15,603.00	15,603.00	Completed	
Fulton	Total			15,603.00		15,603.00	15,603.00		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.







<b>Part I: Summary</b>					
<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No:VA36R00750206</b> Date of CFFP:		FFY of Grant: 2006 FFY of Grant Approval: 2006
Type Of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period: 3/31/09</b> <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	643,350.00		-	-
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	643,350.00		-	-
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date	Signature of Public Housing Director		Date
		5/13/09			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

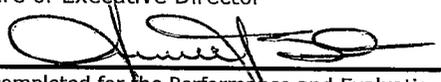
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 3

<sup>4</sup> RHF funds shall be included here.







<b>Part I: Summary</b>						
<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY			<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P00750107 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type Of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period: 3/31/09 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds					
2	1406	Operations (May not exceed 20% of line 21) <sup>3</sup>	1,334,000.00		1,334,000.00	1,334,000.00
3	1408	Management Improvements	1,334,000.00		1,072,973.81	1,018,385.80
4	1410	Administration (May not exceed 10% of line 21)	667,000.00		667,000.00	667,000.00
5	1411	Audit	2,283.33		2,283.33	2,283.33
6	1415	Liquidated Damages				
7	1430	Fees and Costs	185,000.00		67,382.89	57,653.27
8	1440	Site Acquisition				
9	1450	Site Improvement	6,643.00		6,643.00	6,643.00
10	1460	Dwelling Structures	3,041,602.22		3,063,870.57	2,256,728.55
11	1465.1	Dwelling Equipment-Nonexpendable				
12	1470	Non-dwelling Structures				
13	1475	Non-dwelling Equipment	1,140,960.45		1,134,485.46	481,437.07
14	1485	Demolition				
15	1492	Moving to Work Demonstration				
16	1495.1	Relocation Costs				
17	1499	Development Activities <sup>4</sup>				
18a	1501	Collateralization or Debt Service paid by the PHA				
18ba	9000	Collateralization or Debt Service paid Via System of Direct Payment				
19	1502	Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>		7,711,489.00		7,348,639.06	5,824,131.02
21	Amount of Line 20 Related to LBP Activities					
22	Amount of Line 20 Related to Section 504 Activities					
23	Amount of Line 20 Related to Security - Soft Costs		850,000.00		879,877.31	855,419.75
24	Amount of Line 20 Related to Security - Hard Costs					
25	Amount of Line 20 Related to Energy Conservation Measures					
Signature of Executive Director			Signature of Public Housing Director		Date	
					5/13/09	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 3

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>									
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Grant Type and Number <b>Capital Fund Program Grant No: VA36P00750107</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): NO		Federal FFY of Grant: <b>2007</b>
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
1. VA 7-5 Creighton Ct	Heating Piping	1460		288,200.00		301,122.00	152,761.55		
	Total			288,200.00		301,122.00	152,761.55		
2. VA 7-6 Whitcomb Ct	Domestic Hot Water Tank Replace Roofs	1460 1460		299,400.00 317,556.00		299,400.00 317,556.00	195,079.46 174,513.00		
	Total			616,956.00		616,956.00	369,592.46		
3. VA 7-7 Fairfield Court	Replace Roofs HVAC - Boilers	1460 1460		406,405.00 254,414.00		472,524.00 232,351.00	472,524.00 227,801.00		
	Total			660,819.00		704,875.00	700,325.00		
4. VA 7-8 Mosby Court	Site Improvement Site Improvement	1450		6,643.00		6,643.00	6,643.00	Completed	
	Total			6,643.00		6,643.00	6,643.00		
5. VA 7-9 North Scattered/ 1202 N. 1st St.	Replace Roofs Elastomeric Coatings	1460 1460		112,521.00 110,000.00		112,521.00 74,800.00	98,996.00 16,830.00		
	Total			222,521.00		187,321.00	115,826.00		
6. VA 7-20 Randolph Family	Metal Doors Total	1460		25,147.40		25,147.40	25,147.40	Completed	
	Total			25,147.40		25,147.40	25,147.40		
7. VA 7-24 Stovall Place	Stovall Rehab Total	1460		329,594.57		329,594.57	0.00		
	Total			329,594.57		329,594.57	-		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Grant Type and Number Capital Fund Program Grant No: <b>VA36P00750107</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): No	Federal FFY of Grant: <b>2007</b>
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
8. PHA-Wide	Nonroutine Vacancy prep.	1460		898,364.25		898,854.60	893,076.14	
	Maint Vehicles/Equipments	1475		80,000.00		36,000.00	36,000.00	
	Computer Replacements	1475		50,000.00		0.00	0.00	
	Computer Hardware - EBS Proj	1475		1,010,960.45		1,098,485.46	445,437.07	
	Total			2,039,324.70		2,033,340.06	1,374,513.21	
9. Operations	Operations	1406		1,334,000.00		1,334,000.00	1,334,000.00	Completed
PHA Wide	Total			1,334,000.00		1,334,000.00	1,334,000.00	
10. Management Improvements								
PHA Wide	Community Safe Neighbor- hood Crime Prevention	1408		850,000.00		879,877.31	855,419.75	
	Resident Training	1408		200,000.00		42,072.59	42,072.59	
	PC Upgrade	1408		100,000.00		25,951.31	23,634.06	
	Management Assessment	1408		184,000.00		125,072.60	97,259.40	
	Total			1,334,000.00		1,072,973.81	1,018,385.80	
11. Admin	Administration	1410		309,450.00		309,450.00	309,450.00	
PHA Wide	Non-Technical Salaries	1410		85,453.00		85,453.00	85,453.00	
	Technical Salaries	1410		122,522.00		122,522.00	122,522.00	
	Employee Benefits Contribution	1410		149,575.00		149,575.00	149,575.00	
	Audit Costs	1411		2,283.33		2,283.33	2,283.33	
	Total			669,283.33		669,283.33	669,283.33	
12. Fees & Costs	A & E Services	1430		185,000.00		67,382.89	57,653.27	
PHA Wide	Total			185,000.00		67,382.89	57,653.27	

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

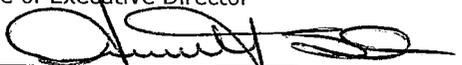
<sup>2</sup> To be completed for the Performance and Evaluation Report.



<b>Part I: Summary</b>									
<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:80%;"><b>Grant Type and Number</b></td> <td style="width:20%;">FFY of Grant:</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td style="text-align: center;">2007</td> </tr> <tr> <td><b>Replacement Housing Factor Grant No:VA36R00750207</b></td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Date of CFFP:</td> <td style="text-align: center;">2007</td> </tr> </table>	<b>Grant Type and Number</b>	FFY of Grant:	Capital Fund Program Grant No:	2007	<b>Replacement Housing Factor Grant No:VA36R00750207</b>	FFY of Grant Approval:	Date of CFFP:	2007
<b>Grant Type and Number</b>	FFY of Grant:								
Capital Fund Program Grant No:	2007								
<b>Replacement Housing Factor Grant No:VA36R00750207</b>	FFY of Grant Approval:								
Date of CFFP:	2007								

Type Of Grant  
 Original Annual Statement     
 Reserve for Disasters/Emergencies     
 Revised Annual Statement (revision no:    )  
 **Performance and Evaluation Report for Period: 3/31/09**     
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	774,697.00		-	-
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	774,697.00		-	-
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  Date: 5/13/09	Signature of Public Housing Director  Date:
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<sup>1</sup> To be completed for the Performance and Evaluation Report. form HUD-50075.1 (4/2008)  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 3  
<sup>4</sup> RHF funds shall be included here.

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<b>Part I: Summary</b>		<b>Grant Type and Number</b>		FFY of Grant:	
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>		<b>Capital Fund Program Grant No: VA36P00750108</b>		2008	
		Replacement Housing Factor Grant No:		FFY of Grant Approval:	
		Date of CFFP:		2008	
Type Of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period: 3/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>	1,540,000.00		-	-
3	1408 Management Improvements	1,500,000.00		193,912.41	34,367.73
4	1410 Administration (May not exceed 10% of line 21)	772,000.00		772,000.00	-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	227,095.00		-	-
8	1440 Site Acquisition				
9	1450 Site Improvement	200,000.00		200,000.00	175,088.00
10	1460 Dwelling Structures	2,847,605.00		1,182,396.33	821,598.53
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures	633,704.00		122,190.00	100,404.00
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	7,720,404.00		2,470,498.74	1,131,458.26
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
		5/13/09			

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 4

<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>			<b>Grant Type and Number</b>				<b>Federal FFY of Grant:</b>			
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Capital Fund Program Grant No: <b>VA36P00750108</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): NO		2008	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
1. VA 7-1										
Gilpin Ct	Sidewalks & Grounds	1450		42,000.00		42,000.00	40,397.50			
	Total			42,000.00		42,000.00	40,397.50			
2. VA 7-4	Sidewalks & Grounds	1450		24,000.00		24,000.00	13,355.50			
Hillside Ct	Kitchen/Bath Renovations	1460		1,000,493.00						
	Heating Systems	1460		210,000.00		210,026.25	135,619.03			
	Hot Water Heaters	1460		250,000.00		249,730.00	76,714.00			
	Mgmt Office - Roof Repair	1470		109,000.00		122,190.00	100,404.00			
	Total			1,593,493.00		605,946.25	326,092.53			
3. VA 7-5	Sidewalks & Grounds	1450		24,000.00		24,000.00	22,000.00			
Creighton										
	Total			24,000.00		24,000.00	22,000.00			
4. VA 7-6	Sidewalks & Grounds	1450		30,000.00		30,000.00	30,000.00			
Whitcomb Ct	Mgmt Office - Renovation	1470		25,000.00						
	Total			55,000.00		30,000.00	30,000.00			
5. VA 7-7	Sidewalks & Grounds	1450		30,000.00		30,000.00	30,000.00			
Fairfield Ct										
	Total			30,000.00		30,000.00	30,000.00			
6. VA 7-8	Sidewalks & Grounds	1450		40,000.00		40,000.00	29,392.00			
Mosby Ct	Mgmt Office - Renovation	1470		15,000.00						
	Total			55,000.00		40,000.00	29,392.00			
7. VA 7-9	Exterior/Interior Upgrades	1460		85,000.00		0.00	0.00			
1200 Decatur										
	Total			85,000.00		0.00	0.00			

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>									
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Grant Type and Number Capital Fund Program Grant No: <b>VA36P00750108</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): No		Federal FFY of Grant: <b>2008</b>
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
8. VA 7-16 Used House Prog	Exterior/Interior Upgrades	1460		100,000.00		0.00	0.00		
	Total			100,000.00		0.00	0.00		
9. VA 7-18 1920 Stonewall	Sidewalks & Grounds	1450		3,000.00		3,000.00	3,000.00		
	Total			3,000.00		3,000.00	3,000.00		
10. VA 7-19 3900 Old Brook	Sidewalks & Grounds	1450		4,000.00		4,000.00	3,943.00		
	Total			4,000.00		4,000.00	3,943.00		
11. VA 7-21 Fulton	Kitchen/Bath Renovations	1460		304,112.00		0.00	0.00		
	Total			304,112.00		0.00	0.00		
12. VA 7-24 Fox Manor	Sidewalks & Grounds	1450		3,000.00		3,000.00	3,000.00		
	Exterior/Interior Upgrades	1460		110,000.00		0.00	0.00		
	Total			113,000.00		3,000.00	3,000.00		
13. VA 7-24 Stovall Place	Total Rehab	1460		100,000.00		51,846.00	51,846.00		
	Total			100,000.00		51,846.00	51,846.00		
14. PHA Wide	Vacancy Reduction	1460		688,000.00		670,794.08	557,419.50		
	Total			688,000.00		670,794.08	557,419.50		
15. PHA Wide	Roof Repair - 1812 Brook Rd	1470		83,000.00		0.00	0.00		
	Calhoun Ctr Renovations	1470		310,400.00		0.00	0.00		
	Hospital Street Bldg (CBO)	1470		91,304.00		0.00	0.00		
	Total			484,704.00		-	-		

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>									
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>			Grant Type and Number <b>Capital Fund Program Grant No: VA36P00750108</b> Replacement Housing Factor Grant No:				CFFP (Yes/No): No		Federal FFY of Grant: <b>2008</b>
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>		
13. Operations PHA Wide	Operations	1406		1,540,000.00		-	-		
14. Management Improvements PHA Wide	Management Improvements	1408		1,500,000.00		193,912.41	34,367.73		
15. Admin PHA Wide	Funding for PHA Staff	1410		772,000.00		772,000.00	-		
16. Fees & Costs PHA Wide	A & E Services	1430		227,095.00		-	-		
	<b>Total</b>			<b>4,039,095.00</b>		<b>965,912.41</b>	<b>34,367.73</b>		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

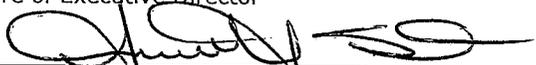
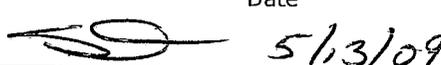
<b>Part I: Summary</b>									
<b>PHA Name:</b> RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:80%;"><b>Grant Type and Number</b></td> <td style="width:20%;">FFY of Grant:</td> </tr> <tr> <td>Capital Fund Program Grant No:</td> <td style="text-align: center;">2008</td> </tr> <tr> <td><b>Replacement Housing Factor Grant No:VA36R00750208</b></td> <td>FFY of Grant Approval:</td> </tr> <tr> <td>Date of CFFP:</td> <td style="text-align: center;">2008</td> </tr> </table>	<b>Grant Type and Number</b>	FFY of Grant:	Capital Fund Program Grant No:	2008	<b>Replacement Housing Factor Grant No:VA36R00750208</b>	FFY of Grant Approval:	Date of CFFP:	2008
<b>Grant Type and Number</b>	FFY of Grant:								
Capital Fund Program Grant No:	2008								
<b>Replacement Housing Factor Grant No:VA36R00750208</b>	FFY of Grant Approval:								
Date of CFFP:	2008								

Type Of Grant

Original Annual Statement
  Reserve for Disasters/Emergencies
  Revised Annual Statement (revision no: )
  Final Performance and Evaluation Report

**Performance and Evaluation Report for Period: 3/31/09**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
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3	1408 Management Improvements				
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6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	772,405.00		-	-
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	772,405.00		-	-
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				

Signature of Executive Director  Date: 5/13/09	Signature of Public Housing Director  Date:
---	--

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

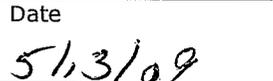
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 3

<sup>4</sup> RHF funds shall be included here.







<b>Part I: Summary</b>		<b>Grant Type and Number</b>		FFY of Grant:	
PHA Name: <b>RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY</b>		Capital Fund Program Grant No: <b>Replacement Housing Factor Grant No:VA36R00750108</b>		2008	
Type Of Grant		Date of CFFP:		FFY of Grant Approval: 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period: 3/31/09		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CFP Funds				
2	1406 Operations (May not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (May not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment-Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	11,517.00		-	-
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (May not exceed 8% of line 20)				
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	11,517.00		-	-
21	Amount of Line 20 Related to LBP Activities				
22	Amount of Line 20 Related to Section 504 Activities				
23	Amount of Line 20 Related to Security - Soft Costs				
24	Amount of Line 20 Related to Security - Hard Costs				
25	Amount of Line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Signature of Public Housing Director		Date	
				Date 5/13/09	

<sup>1</sup> To be completed for the Performance and Evaluation Report.

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised annual Statement.

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations. Page 1 of 3

<sup>4</sup> RHF funds shall be included here.







# **Capital Fund Program**

## **Five-Year Action Plan**

(Form HUD-50075.2)









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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>							
Work Statement for Year 1 <b>FFY 2009</b>	<b>Work Statement for Year FFY 2010</b>			<b>Work Statement for Year FFY 2011</b>			
	Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost	
<b>See Annual Statement</b>	PHA-Wide	Operations	1,510,000.00	PHA-Wide	Operations	1,510,000.00	
		Management Improvements	1,510,000.00		Management Improvements	1,510,000.00	
		Administration	780,000.00		Administration	780,000.00	
		Fees & Costs	200,000.00		Fees & Costs	200,000.00	
		Capital Fund Financing - Debt Service	2,500,000.00		Capital Fund Financing - Debt Service	2,500,000.00	
		Total of Estimated Cost		\$ 6,500,000.00	Total of Estimated Cost		\$ 6,500,000.00

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part III: Supporting Pages - Management Needs Work Statement(s)</b>							
Work Statement for Year 1 FFY 2009	Work Statement for Year FFY 2012			Work Statement for Year FFY 2013			
	Development Name/Number	General Description of Major Work Categories	Estimated Cost	Development Name/Number	General Description of Major Work Categories	Estimated Cost	
<b>See Annual Statement</b>	PHA-Wide	Operations	1,510,000.00	PHA-Wide	Operations	1,510,000.00	
		Management Improvements	1,510,000.00		Management Improvements	1,510,000.00	
		Administration	780,000.00		Administration	780,000.00	
		Fees & Costs	150,000.00		Fees & Costs	200,000.00	
		Capital Fund Financing - Debt Service	2,500,000.00		Capital Fund Financing - Debt Service	2,500,000.00	
			Total of Estimated Cost	\$ 6,450,000.00		Total of Estimated Cost	\$ 6,500,000.00

