



Virgin Islands Housing Authority PHA Plans

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

Final Version – VQ001

October 14, 2008

Modified: April 9, 2009

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

PHA Plan Agency Identification

PHA Name: Virgin Islands Housing Authority

PHA Number: VQ001

PHA Fiscal Year Beginning: January 1, 2009

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: Number of S8 units: Number of public housing units:
 Number of S8 units:

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

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

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

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

- PHA website
- Other (list below)
 - St. Croix District Office

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

- Main business office of the PHA
- PHA development management offices
- Other (list below)
 - St. Croix District Office

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

A. Mission

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

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: "To provide decent, safe and sanitary housing through quality maintenance, management and modernization services in a strategically planned and cost effective manner that will culminate in homeownership opportunities and a higher standard of living for Virgin Islands residents."

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers
 - Reduce public housing viable vacancies to ten (10) percent or less for two (2) of the next five (5) fiscal years
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments. Subject to funding availability, VIHA estimates that it will begin development of a mixed income community that contains affordable housing rental and / or homeownership units
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
- Improve public housing management and receive a PHAS score of 90 % or higher

- Improve voucher management and receive a SEMAP score of 90 % or higher
 - Increase customer satisfaction by periodic interaction between VIHA staff and VIHA's residents, participants, applicants, vendors and the broader community. VIHA anticipates conducting up to two (2) customer service surveys during the next five (5) years and responding to the concerns raised in the survey results.
 - Concentrate on efforts to improve specific management functions as outlined in the Recovery Plan between HUD and VIHA.
 - Renovate or modernize public housing units as outlined in VIHA's Vacancy Reduction and Capital Fund Program Plans.
 - Demolish or dispose of obsolete public housing as outlined in VIHA's Vacancy Reduction and Capital Fund Program Plans.
 - Provide replacement public housing for some of the obsolete public housing units.
 - Provide replacement vouchers for public housing eligible families and other low income families as HUD increases VIHA's allocation of vouchers.
 - Other: Apply for housing vouchers to assist in the relocation of residents currently housed in obsolete public housing during the renovation, modernization, demolition or disposition of obsolete public housing.
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists at each newly acquired or built community that houses, partially or completely, public housing-assisted residents. Explore the possibility, and if feasible, implement site-based waiting lists at one or more of VIHA's existing communities or any other community that may be acquired by VIHA in the future.
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - Apply for and if awarded, expand Weed and Seed Program to the Estate Tutu Hi-Rise Community, to reduce crime, gang activity and drug use and trafficking in collaboration with federal and local law enforcement agencies. Implement educational and social programs to revitalize the community.
 - Apply for, and if awarded, expand Weed and Seed Program to other qualified VIHA communities experiencing criminal activities that adversely affect the peaceful enjoyment of the communities by other residents.
 - Research and apply for other grants, gifts, or awards from governmental and charitable sources designed to improve the community's quality of life and economic vitality.

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

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

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

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

- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- Other: Make steady progress toward fulfilling the responsibilities and requirements of the Voluntary Compliance Agreement between HUD and VIHA.

Other PHA Goals and Objectives: (list below)

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

Goal No. 1 Overview.

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

Goal No. 1 Objectives:

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

- A. Demolition of Dilapidated and Obsolete Public Housing. Relocate existing residents either to other public housing or via replacement housing choice vouchers for which VIHA may apply. Demolish the obsolete public housing communities identified from year to year in VIHA's Annual Plans. Systematically identify any additional communities or units that should be demolished due to their dilapidated and obsolete condition assessed through the recommendations made by the most current Physical Needs Assessment/Viability Study.
- B. Modernization of Existing Apartments. VIHA may develop additional high quality affordable housing resources by the modernization, major renovation, and/or demolition and/or major rehabilitation of apartments in one or more of

the existing VIHA communities. Such modernization will include, but not be limited to, exterior masonry and structural concrete repairs, electrical and plumbing codes upgrades and energy-efficient improvement.

- C. Redevelopment of Affordable Housing Resources. VIHA may redevelop one or more communities containing affordable housing on vacant land it currently owns, vacant land made that way through demolition activities, vacant land received from a governmental or charitable entity, or other land secured by VIHA. VIHA contemplates redevelopment using a mixed-income mixed-finance model.
- D. Acquire Existing Property(ies). VIHA may redevelop additional affordable housing resources through the acquisition of one or more existing multi-family property (ies).
- E. Acquire New Affordable Housing Resources. VIHA may acquire and newly construct marketable quality affordable housing resources.
- F. Develop Additional Elderly Housing. VIHA may seek to develop additional elderly housing for low income families to meet the rising need for elderly housing resources in the Virgin Islands. In developing those resources, VIHA will seek to structure the housing in such a manner that it may become more and more self-sustaining over time.
- G. Development through Public/Private Partnerships. VIHA may partner with the territory government, city, community development organizations, real estate companies, foundations, financial organizations and/or developers to create additional affordable housing resources and/or identify financial resources for affordable housing use.
- H. Creation of a Redevelopment Subsidiary of VIHA. VIHA may create a redevelopment subsidiary or redevelopment entity through which it will engage in one or more of its redevelopment initiatives.
- I. Interaction with other Redevelopment Entities. VIHA will continue to interact (directly or through a newly created redevelopment subsidiary) with territory and city entities with the same or similar redevelopment goals, focusing on the creation or maintenance of affordable housing resources in the Virgin Islands.
- J. Develop and Expand Project Base Affordable Housing. Expand Project-Base Housing Choice Voucher (HCV) assistance by increasing the availability of affordable housing units through increased participation of private landlords and owners. First, enter into Housing Payment Contracts with private owners to project base up to 200 units of existing housing for 10 (ten) years through Housing Assistance Payment Contracts. Secondly, solicit proposals

from landlords to utilize project based vouchers in the development and financing in the construction of new units for the Housing Choice Program. Selection of accepted tenants will be from VIHA's existing HCV waiting list.

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

Goal No. 2 Overview.

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

Goal No. 2 Objectives.

- A. Develop Homeownership Program. VIHA will develop a homeownership program that assists low income families move from renting status to homeowners. The Program will include, at a minimum, pre-purchase counseling, escrow requirements, and family self-sufficiency requirements, mandatory homeownership related courses, post-purchase counseling, and a tracking component.
- B. Implement Homeownership Program. VIHA will implement the homeownership program and identify at least twenty-five (25) families to participate and assist at least ten (10) families attain the goal of homeownership over the next five years.
- C. Develop Community Partnerships. VIHA will develop appropriate partnerships with financial institutions, governmental entities, realtors, home inspectors, developers and other real estate professionals to assist VIHA help low income families achieve homeownership.
- D. Develop Marketing Strategy. VIHA will develop and implement a marketing strategy for its homeownership program designed to inform low income families about the benefits of participating in the program.

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

Goal No. 3 Overview.

VIHA will encourage more families to participate in VIHA's economic Self-sufficiency Program and thereby achieve economic and life-style independence. VIHA will enhance its coordination with community and faith-based providers in an effort to make additional resources available to VIHA's residents. In addition,

VIHA seeks to improve its monitoring and tracking systems to ensure optimal managerial and operational efficiency and customer service.

Goal No. 3 Objectives.

- A. Enhance Resident Initiatives. VIHA will enhance its resident initiatives programming providing opportunities for the residents to participate in computer labs, gain life, job readiness and employment skills, enhance educational opportunities, obtain a GED, prepare for the SAT, etc. VIHA will assist approximately two hundred (200) families through these initiatives over the next five (5) years.
- B. Enhance Resident Programs targeted to Youth. VIHA will seek to provide valuable resident initiatives programs targeted to youth and the challenges youth encounter.
- C. Enhance Marketing and Publishing Activities. VIHA will enhance its publication capacity and develop print material, newsletters and other communication vehicles that will inform VIHA's residents, participants, and the broader community about significant activities involving VIHA.
- D. Nurture Development of Income and Information Resources. VIHA will continue to develop and pursue income sources and sponsorships for specific programs promoting VIHA's mission through partnerships, solicitation of community support, and sponsoring community-based functions.
- E. Execute Memoranda of Understandings. VIHA will negotiate and execute a minimum of three (3) Memoranda of Understandings with community, faith-based or service providers to provide valuable economic, social, and/or life-style services to VIHA's residents. VIHA will also strengthen partnerships with organizations already providing social or other services to VIHA communities including the Virgin Islands faith-based organizations.
- F. Provide Community/Service Provider Listing. VIHA will develop a comprehensive listing of community and service providers along with a description of the services each provides and make the list available to VIHA's residents.

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

Goal No. 4 Overview.

In order to compete in the open market, the attractiveness and marketability of the VIHA's housing stock must continue to be enhanced, with the view toward attracting more working families to the VIHA's communities. VIHA will develop

strategies and activities designed to improve the curb appeal, preventive maintenance, resident responsibility and vibrancy of the communities. This will include consistent, swift and aggressive lease enforcement. As a result, VIHA expects residents will become more involved in, and accountable for, the neighborhoods in which they reside, and residents will begin to “take ownership” of their communities.

Goal No. 4 Objectives.

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

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

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

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

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

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

Goal No. 5 Overview.

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

Goal No. 5 Objectives.

- A. Implement Recovery Plan. Implement the recommendations, responsibilities and requirements set forth in the Recovery Plan between VIHA and HUD, including, but not limited to, reasonably meeting the various timelines and milestones set forth in the Recovery Plan.
- B. Implement Management Recommendations. Implement applicable recommendations for the improvement of service delivery and operations flowing from various HUD reviews, audits and assessments of VIHA's operations and programs.
- C. Realignment of Key VIHA Staff. VIHA seeks to sustain and enhance its operational and organizational activities by using an efficient staffing model that realigns responsibilities, titles and accountability for VIHA staff members to ensure that VIHA can meet its commitments and responsibilities to residents, participants, HUD and the broader community. VIHA realignment and reorganization may include new senior management positions and a repositioning of existing senior and mid-level management positions. VIHA will also begin aligning its staff to meet the asset management and project-centric requirements of HUD. VIHA will review its organization annually making appropriate changes as recommended through the review process and approved by the HUD appointed Executive Administrator, and later by VIHA's Board of Commissioners
- D. Section 504 Compliance: VIHA will continue to aggressively complete its inspections in identifying the needs to meet the requirements and begin to address the recommendations, commitments and responsibilities required by Section 504, Fair Housing Act and ADA Regulations. There is no executed Voluntary Compliance Agreement signed by HUD and in effect for VIHA.

- E. Sustain Improvement of Housing Choice Program. VIHA will work to ensure that the Housing Choice Voucher Program designs processes and policies that will serve to continuously improve performance, promote self-sufficiency, improve reporting rates, increase customer satisfaction and achieve high performing status in Annual SEMAP Certification.
- F. Continue Staff Training. VIHA will take advantage of training opportunities offered by HUD, HUD's contractors, national or regional professional trade organizations and the in-house expertise of its senior management. VIHA will also ensure that staff members benefit from on-going training opportunities, including periodic training sessions related to accessibility requirements and customer service.
- G. Information Technology Improvements. VIHA will continue assess its current and anticipated information technology and telecommunications needs and enhance its technology infrastructure to meet those needs. VIHA will seek to resolve stabilization problems with Infrastructure. Implement critical recommendations from IT infrastructure assessment and recommendations report. Upgrade Network Security Infrastructure. Enterprise Checkpoint and Demarc Intrusions Detection System to protection new Voice Over Internet Protocol (VOIP) investment. Resolve existing Emphasys Flex reporting problems. On going evaluation will be necessary and improvements subject to funding availability. Replacement of one or more modules of our current software system and database to improve the functionality and efficiency of VIHA's financial, housing, maintenance, development and/or procurement activities. VIHA will also begin software training of its staff at periodic intervals.
- H. Energy Savings Initiative. VIHA will continue its Energy Savings Initiative through the implementation of the Energy Performance Contracting Program in which VIHA (subject to financing considerations) institutes energy conservation measures that may include, but not be limited to: individual metering of the water distribution system in various VIHA communities; development of water consumption standards/parameters; education of residents on water use practices; billing to residents for excess use of water and other energy; installation of other energy savings devices in VIHA apartments; and upgrading the infrastructures of various energy delivery systems.

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Annual PHA Plan
PHA Fiscal Year 2009
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Virgin Islands Housing Authority has elected to provide a detailed narrative Executive Summary on goals accomplished for fiscal year 2007 and continuing into 2008. These statements appear at the end of this section

OVERVIEW

The Virgin Islands Housing Authority (“VIHA”) will use the time period covered by the FY2009 Annual Plan to continue solidifying some of the infrastructure, resources and community partnerships necessary to allow VIHA to pursue its aggressive housing related goals. VIHA will continue the thorough assessment, review and enhancement of its key operational business units and will focus its activities toward the goals of becoming a standard housing performer during FY2009 and moving toward greater operational independence. To achieve these goals, VIHA’s FY2009 Annual Plan seeks to balance the various activities and focus necessary to move VIHA toward these goals.

Key elements of the FY2009 Annual Plan year can be summarized under six (6) broad headings: HUD Recovery Activities, Management Operations, Maintenance and Preventive Maintenance Operations, Redevelopment/Modernization Activities, Homeownership Initiatives, and Financial Resources Activities. Highlights under each of these headings follow:

1. HUD Recovery Activities.

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

2. Management Operations.

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

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

3. Maintenance and Preventive Maintenance Operations.

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

4. Modernization/Redevelopment Activities.

- A. Strategic Redevelopment and Modernization Plan. VIHA will begin developing a Strategic Redevelopment and Modernization Plan that will guide VIHA's redevelopment and modernization initiatives into the foreseeable future. Part of that Strategic Plan will examine:
- Highest and best use for VIHA's current developments;
 - Need, desirability, and type of additional affordable housing resources that VIHA should pursue;
 - Type of mixed-income mixed-finance communities or development that may thrive in the Virgin Islands;
 - General principles that will guide the acquisition of land, market units, affordable units for VIHA;
 - General principles that will guide VIHA's partnership with developers, local government entities, non-profits, foundations and other organizations interested in the development of affordable housing resources in the Virgin Islands.
- B. Modernization Activities. VIHA will identify the units that will comprise the various phases of its current modernization activities, and subject to funding availability, VIHA will continue with those activities. In addition, subject to funding availability, VIHA will continue working incrementally with the modernization of other viable communities starting with the upgrade of common areas and facilities.
- C. Physical Needs Assessment and Viability Study. VIHA will hire a consultant who will perform an inspection of all 27 sites (3,303 units). The scope of work required will include two (2) phases of work. Phase I will produce a full written assessment for each site and a summary report based on a physical needs survey of each property listing major work categories. Phase II will require the consultant to determine the appropriate actions that should be taken to ensure long term viability of the 27 public housing developments and six (6) vacant properties.
- D. Vacancy Reduction Plan. VIHA will continue with its aggressive reduction of vacancies through a Vacancy Reduction Plan that uses force account labor, and third party contractors to address vacancies to return those vacancies to rentable conditions. The Vacancy Reduction Plan will also include standardized upgrades and modernization of various aspects in the vacant apartments.
- E. Energy Performance Contracting. VIHA continues to move forward with its contracted Energy Performance Contract (EPC) with Ameresco, Inc. This EPC is designed to achieve tremendous savings in water and energy consumption, thus, achieving reductions in the costs associated in VIHA's public housing program. VIHA has decided to phase the project to include cash flow and measures that relate to only 9 communities in Phase I. The decision of additional developments to Phase II is subject to the recommendations of the Physical Needs/Viability Study to include only projects deemed viable. VIHA expects that the amount of savings realized will allow for a Phase II and possibly a Phase III project.

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

and other energy; installation of other water energy savings devices in VIHA apartments; replacement of lighting fixtures and bulbs, upgrading of the air-conditioning systems and other upgrading the infrastructures of various energy delivery systems. In addition, the energy savings initiatives and project measures contemplate (subject to financing considerations) the following:

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

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

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

Development and financing in the construction of new units for the Housing Choice Program. Selection of accepted tenants will be from VIHA's existing HCV waiting list.

5. Homeownership Initiatives.

VIHA will begin developing its Homeownership Program that will assist residents achieve the dream of homeownership. VIHA's program will use six (6) broad components to frame its homeownership activities. These approaches include, but are not limited to:

- A. Seamless Path to Homeownership. VIHA will begin designing a seamless path that allows qualified public housing residents to move into VIHA's Family Self-sufficiency Program and then into VIHA's Homeownership Program.
- B. Economic and Self-Sufficiency Access. VIHA will encourage access to economic and self-sufficiency resources to increase skill and income capacities of families enrolled in the Homeownership Program.
- C. Broad Collaborations. VIHA will begin establishing broad collaborations with banks, mortgage companies, realtors, home inspectors, charitable institutions, HUD, FannieMae and community organizations to assist residents achieve homeownership.
- D. IDA Accounts and Training. VIHA will explore the use of Individual Development Accounts, pre-homeownership counseling, post-homeownership counseling and intensive homeownership educational activities to build its homeownership program initiatives.
- E. Homeownership Vouchers. VIHA will increase efforts to utilize homeownership vouchers to assist qualified residents meet their mortgage responsibilities following the purchase of an affordable home.
- F. Purchase/Construction of Homeownership Units. VIHA will explore the purchase, construction or development of one or more homes that will be available for purchase by qualified affordable housing residents.

6. Financial Resource Activities.

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

7. Information Technology Activities.

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

Executive Summary Status Statements Major Goals Accomplishments Annual Plan FY 2007 and FY 2008

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

PHA Goal: Provide an improved living environment: FY2007 –

Funding for the Weed and Seed Programs for Estates Tutu Hi-Rise and Bovoni Communities was received in FY 2007 in the amount of \$200,000.00 from the VI Legislature. Programs implemented include: Computer Literacy, and After-School Tutorial and Volunteer Income Tax Assistance and Drug Intervention for Youth, and a Summer Youth Program.

Based on full appropriation VIHA received in full balance of \$157,000 by the USVI Department of Education Adult Education and family Literacy Act from U.S.ED Consolidated Grant Funding to provide GED classes.

One grant application was approved. Funding award was received to establish Volunteer Income Tax Assistance Center from US Dept of Justice. FY 2007 -3 grant applications were approved.

FY 2007- \$40,954 received for surveillance cameras, playground equipment and computers. One surveillance camera donated by West Indian Company.

FY2008 –

Funding for the Weed and Seed Strategy for Estate Tutu Hi-Rise and Bovoni communities was received in the amount of \$180,000 from the VI Legislature. Programs implemented include: Computer Literacy, After-School Tutorial, Scuba Dive, Clothing Construction, Volunteer Income Tax Assistance and Drug Education for Youth. Additional funding for the Weed and Seed Strategy in the amount of \$150,000 is pending award notification from the U.S. Department of Justice.

The VI Department of Human Services has granted funding for the After School Tutorial Programs in both Districts in the amount of \$92,300.

An additional five (5) grant applications were approved for a total of \$5,225 to support programs including Financial Literacy, Community Beautification, Nutrition and a Summer Arts Program.

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

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

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

FY2007

- A. Enhance Resident Initiatives. FY 2006 / FY 2007 Survey analysis results still pending. However, over 300 families were assisted through the Volunteer Income Tax Assistance Program,; GED and Computer Literacy classes. Programs implemented include: After-school Tutorial, Skill Building Summer Program activities, Computer Literacy, Youth Leadership Academy, Drug Intervention for Youth, Scuba-Dive Program, Youth Steel Orchestra and Nutrition for Youth.

FY2008

A. Enhance Resident Initiatives.

- Over 170 families were assisted through the Volunteer Income Tax Assistance Program, GED and Computer Literacy classes.
- Implemented the Section 3 Policy Statement and Operating Procedures to enhance agency coordination for resident entrepreneurial opportunities and training.
- VIHA partnered with Catholic Charities of the VI to offer a financial education course over a seven (7) week timeframe entitled “Paths to Prosperity”. A total of eight (8) residents participated.
- A total of \$90,000 was awarded from Department of Human Services and \$180,000 from the VI Legislature for resident programs.
- Additional Programs implemented include: After-School Tutorial, Summer Enrichment Program activities, Drug Education for Youth, Scuba Dive Program, Youth Leadership Academy, and the Youth Steel Orchestra.

FY2007

- B. Enhance Resident Programs Target to Youth. FY 2006- Funding received. FY 2007- \$60,000 will be awarded from Dept of Human Services and \$200,000 from the Legislature for resident initiative programs. Additional funding included: Approximately \$1,300 cash donations from Kids Foot Locker, Bovoni Baptiste Church, Bovoni Resident Council, St. Andrews Church, Ageo Furniture, Lockhart Gardens Furniture Store, ADT and Hoyle Tanner and Associates for Back to School Fun Day; donation of School supplies from Innovative, Rotary East, Bovoni Resident Council, Waste Management Authority , UVI, Faith Christian Fellowship Church, St. Andrews Church; sponsorships from Lima Superette, K-mart, Sweet Sticks, Price Smart, Western Auto, VI Bridal, Subway, Yacht Haven Grande, VI Council on the Arts, Pizza Amore, Kokopeli, Sweet Kisses, Foot Locker .

FY2008

- B. Enhance Resident Programs Targeted to Youth. During the 2008 Summer Enrichment Program, VIHA offered a Summer Employment and Beautification Program for Teens in both Districts entitled “Teens Keeping It Clean”. Twenty-six (26) youth from seven (7) communities participated in earning income during the summer and contributing to the beautification of their communities through organized community clean-up. Participants were provided with the opportunity to learn the importance of managing their finances, increase environmental awareness, build teamwork and inter-community communication and develop community pride.

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

B. Implement Management Recommendations.

VIHA has successfully reduced its audit findings from eight (8) in fiscal 2006 to four (4) findings in FY 2007.

Presently, (2008) individual properties are now provided a monthly report on revenues, expenditures and related variances report in support of management decisions in the best interest of the properties.

C Realignment of Key VIHA Staff:

Management has met HUD submittal deadline and has taken steps to implement the Successful Conversion to Asset Management (Stop –Loss) requirements. J. David Reeves was appointed in January 2008 as Chairman of the Board (replacing Carmen Valenti, Chairman) and also continues to serve as Executive Administrator. On May 12, 2008 Mr. J. David Reeves introduces to VIHA, Mr. Robert Graham, CPM, as the new Executive Director of the Virgin Islands Housing Authority. Also newly hired was a Regional Asset Manager for each District, a new Human Resource Director and a new Chief Financial Officer. All operating under the new organizational structure (Attachment G)

F. Continue Staff Training:

FY 2007

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

FY 2008

Operating Fund Rule Recap, Budget Process and Capital Fund Program under Asset Management – Executive Staff; Build a Great Team! – Executive Staff; Operating Fund Rule Recap, Budget Process and Capital Fund Program under Asset Management – Managers & Maintenance Supervisors: 3rd Annual Governors Safety and Health Conference -3 Day Course / 10 hour OSHA Training Certification; New Procurement Regulation –Policy and Procedures –for Management and Supervisors; Project Safe Neighborhood Conference; Children Youths And Families at Risk Conference; Certified Occupancy Specialist – Public Housing Certification Course and Examination; HUD's Enterprise Income Verification (EIV) System Training for Administrators of Public Housing and Housing Choice and Voucher Program; Safety Monitors Role and Responsibilities; Non-Violence in The Work Place; Labor Outreach Conference on Equal Pay Act of 1963, Age Discrimination, Title VII of Civil Rights Act, ADA, NLRB – Protected Activities - Practices and Procedures before NLRB; FLSA, FMLA, Affirmative Action in the US Government Contracts; Sexual

1. FY 2008 Annual Plan HUD Recovery Activities:

Under the direction of Mr. Robert Graham, CPM, Executive Director, and J. David Reeves, Board Chairman new departmental and performance goals have been established to include major work objectives and performance guidelines. A comprehensive total organization approach to include a new Stop Loss Package and HUD's Public Housing Evaluation and Oversight: Changes to the Public Housing Assessment System (PHAS) August 21, 2008.

2. Management Operations

- A. Monitor Impact of Reorganization: Based on VIHA's new leadership and adoption of new management directions specific contractual services has been awarded to reestablish a solid management foundation leading to greater assurance for sustainability and accomplishment. Continuous Process Management tools and systems will be developed in the FY2009 that will contribute to the effective monitoring of results leading to a high performing PHA.
- B. Revised Management Documents. A new Comprehensive Admissions and Continued Occupancy Policy was revised and implemented on March 28, 2007.
- C. Strict Lease Enforcement. A new Lease was implemented on July 1, 2007.
- D. Revised Standard Operating Procedures. A completed revised Draft Standard Operating Procedures called "Guide to Successful Community Management" is now pending final review for approval.
- E.
- F. Enterprise Income Verification (EIV) Protocols. This system has provided additional tools as income discrepancy report, income information by head of household, by re-examination month, new hires report and multiple subsidy reports. This has further resulted in strengthening our lease enforcement, by exhibiting numerous cases of underreporting income which has led to additional revenue.

3. Maintenance and Prevention Maintenance Operations

- A. Maintenance Charge Schedule: Revised and implemented under Asset Management. Currently under evaluation review.
- B. Maintenance Protocols: Implemented new protocols under Asset Management. Currently under evaluation review.
- C. Maintenance Insect Eradication and Control Program. Implemented and completed by means of Contract No. 2006-069, awarded to Terminix, USVI St. Thomas. Exterminating Services in all Communities of VIHA. Contract is ongoing.

4. Modernization /Redevelopment Activities –

- C. Physical Needs Assessment. The 2007 Physical Needs Assessment and Viability Study has been completed and the recommendations stated are currently under review by the Executive staff and the Receivership team in order to determine how VIHA moves forward in its plan of continued physical improvements of its existing

developments and how to plan for future developments of new public housing and affordable housing development in the Virgin Islands.

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

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

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

- Timing of Energy Savings Initiatives. VIHA has negotiated for the energy savings initiatives will be projected for a period of approximately twelve (12) years with HUD Approval; thus, leaving open the option to extend to twenty (20) years, upon HUD Approval of a Phase II project.
- Impacts of Energy Savings Initiatives. VIHA realizes that the impacts of the measures will result in a reduction of the individual family and overall community use of water and other energy in various VIHA communities, the upgrading of inefficient energy savings devices such as showerheads and faucets aerator, toilets, thus, raising the level of awareness of energy savings and conservations measures among residents, reducing the number of leaks and other inefficient use of energy, and increasing resident accountability for the use of energy. There will be a minimal level of negative impact in completing all of the energy saving measures and minimal inconvenience to residents during the construction and installation activities contemplated in the initiative.
- Funding of Energy Savings Initiatives. VIHA acknowledges that funding of \$6,800,320.00 for the Phase I energy savings initiatives comes from the debt financing of a commercial lending institution, DeLage Landen Public Finance, LLC (DLL). VIHA solicited for institutions/lenders to offer VIHA its best option in financing of this project as required by HUD. This commercial loan will require

VIHA to commit economic resources for up to 12 years to comply with loan repayment responsibilities. On the other hand, the initiative will generate a stream of annual savings during the same 12 years from the savings on cost of utilities that creates opportunities for improving services to the community. Ameresco, Inc. has projected that the \$6.8 million dollars in financing will yield a savings projection of \$1.1 – \$1.2 million dollars annually to VIHA beginning in FY2008.

5. Homeownership Initiatives

- A. Seamless Path to Homeownership. VIHA's Housing Choice Voucher Program HCV Program Coordinator position is vacant and is schedule to be filled in November 2008.
- B. Economic and Self- Sufficiency Access. There are currently 24 families enrolled in the FSS Program. One (1) participant has purchase her home in February 2008.
- C. Broad Collaborations. VIHA's Housing Choice Voucher Program is presently in collaboration with both Rural Development and VI Housing Finance Authority. RD provides pre-qualification for our applicants. These applicants are also referred to VIHFA for Home Buyer Education Counseling (9 week course). Currently VIHA has prepared an MOU to be signed by RD and VIHA which indicates that the two agencies will work collectively to provide homeownership opportunities for HCV Program participants. VIHA will provide RD with the HAP payments for participants, RD will in turn use this assistance as additional income in order to assist the participant to become qualified homebuyers.
On March 31, 2007 VIHA successfully negotiated and completed the disposition of its approved section 5 (h) Program for the Pollyberg Gardens (VQ001031) Development and sold the remaining 11 units. Also on the same date completed the disposition of its approved section 5 (h) Program for the George Simmons Terrace (VQ001034) Developments and sold the remaining 12 units.
- D.
- E. Homeownership Vouchers. Homeownership vouchers will now be issued to participants to utilize as additional income when applying for pre-qualification with Rural Development. Presently there are seventeen (17) active participants involved in the Homeownership process. Eight (8) have been pre-qualified for mortgage loans with Rural Development and or VIHFA. Two (2) have completed the home-buying process and are waiting to sign the **Statement of Homeownership Obligations.** **Seven (7)** are pending completion documentation process.

6. Financial Resources Activities

- A. Bonds and Loans. VIHA is presently exploring the use of low income tax credits for the development of its properties. Tjis is an especially useful tool in support of the Central Office Cost Centers (COCC) in particular and PHM in general under the new HUD Asset Management Program.

7. Information Technology Activities: FY 2007

- A. Develop and implement VIHA Information Technology to a 3 year Life Cycle. Started Remote Communities Project Based CAT6 Wiring/SDSL Contract. Anticipate

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

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

FY 2008

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

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Attachments

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

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<input checked="" type="checkbox"/> Attachment B: Resident Membership of the PHA Governing Board	74
<input checked="" type="checkbox"/> Attachment C: Resident Advisory Board Protocol	75
<input checked="" type="checkbox"/> Attachment D: Membership of the Resident Advisory Boards	78
<input checked="" type="checkbox"/> Attachment E: Implementation of Public Housing Resident Community Service Requirements	79
<input checked="" type="checkbox"/> Attachment F: Resident Assessment and Satisfaction Survey Statement	81
<input checked="" type="checkbox"/> Attachment G: Organizational Chart for VIHA.	83
<input checked="" type="checkbox"/> Attachment H: Housing Choice Homeownership Capacity Statement	84
<input checked="" type="checkbox"/> Attachment I: Conversion of Public Housing/Voluntary Conversion Initial Assessments	86
<input checked="" type="checkbox"/> Attachment J: Project-Based Voucher Program Statement	87
<input checked="" type="checkbox"/> Attachment K: FY2007 Vacancy Reduction Plan Statement	88
<input checked="" type="checkbox"/> Attachment L: Most recent board-approved operating budget (Required Attachment for PHA’s that are troubled or at risk of being designated troubled ONLY)	90
<input checked="" type="checkbox"/> Attachment M: FY 2006 Capital Fund Program Annual Statement	93
<input checked="" type="checkbox"/> Attachment N: FY 2005-2009 Capital Fund Program Five -Year Action Plan	106
<input checked="" type="checkbox"/> Attachment O: FY 2005 CFP Performance and Evaluation Report	123

Optional Attachments:

<input checked="" type="checkbox"/>	Other (List below, providing each attachment name)	
<input checked="" type="checkbox"/>	Attachment P: FY2004 CFP Performance and Evaluation Report	135
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<input checked="" type="checkbox"/>	Attachment W: FY2002 RHFG Performance and Evaluation Report...	176
<input checked="" type="checkbox"/>	Attachment X: FY2000 RHFG Performance and Evaluation Report...	179

Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans

List of Supporting Documents Available for Review

Applicable & On Display	Supporting Document	Applicable Plan Component
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan (PHAS August 21, 2008)	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from

1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	3,127	5	5	5	5	5	5
Income >30% but <=50% of AMI	2,385	4	4	4	4	4	4
Income >50% but <80% of AMI	5,122	3	3	3	3	3	3
Elderly	16,429	3	3	3	3	3	3
Families with Disabilities	12,334	3	3	3	3	3	3
Race/Ethnicity (B)	85,284	2	2	2	2	2	2
Race/Ethnicity (W)	10,742	1	1	1	1	1	1
Race/Ethnicity (H)	22,274	2	2	2	2	2	2
Race/Ethnicity (Other)	3,127	5	5	5	5	5	5

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2005-2009
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
2000 Census of Population and Housing for the U.S. Virgin Islands with updated Source: VI Community Survey, Eastern Caribbean Center, University of the Virgin Islands - Virgin Islands Community Survey 2004

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

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

Housing Needs of Families on the Waiting List (as of July 31, 2008)
--

**Housing Needs of Families on the Waiting List
(as of July 31, 2008)**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **St. Thomas**

	# of families	% of total families	Annual Turnover
Waiting list total	418		81
Extremely low income <=30% AMI	334	79.90%	
Very low income (>30% but <=50% AMI)	59	14.11%	
Low income (>50% but <80% AMI)	25	5.98%	
Families with children			
Elderly families	25	5.98%	
Families with Disabilities	16	3.83%	
Race/ethnicity	2	.48%	
Race/ethnicity	416	99.52%	
Race/ethnicity	0	0.00%	
Race/ethnicity	0	0.00%	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	165	39.47%	35
2 BR	151	36.12%	42
3 BR	81	19.38%	40
4 BR	20	4.78%	10
5 BR	1	.24	0
5+ BR	0		

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

If yes:

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

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

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

**Housing Needs of Families on the Waiting List
(as of July 7, 2008)**

**Housing Needs of Families on the Waiting List
(as of July 7, 2008)**

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction: **St. Croix**

	# of families	% of total families	Annual Turnover
Waiting list total	521		11
Extremely low income <=30% AMI	465	89.25 %	
Very low income (>30% but <=50% AMI)	41	7.87%	
Low income (>50% but <80% AMI)	15	2.88%	
Families with children			
Elderly families	31	5.95%	
Families with Disabilities	43	8.25%	
Race/white	2	.38%	
Race/Black	519	99.62%	
Race/	0	0	
Race/	0	0	

Characteristics by
Bedroom Size (Public
Housing Only)

1BR	287	55.09%	0
2 BR	149	28.60%	4
3 BR	66	2.67%	6
4 BR	12	2.30%	1
5 BR	7	1.34%	0
5+ BR	0	0%	0

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

If yes:

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

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

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

**Housing Needs of Families on the Waiting List
(as of July 25, 2008)**

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/sub jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	2146		120
Extremely low income <=30% AMI	2069	96.41%	
Very low income (>30% but <=50% AMI)	60	2.79%	
Low income (>50% but <80% AMI)	11	.51%	
Families with children	1,138	76.32%	
Elderly families	96	9.03%	
Families with Disabilities	30	1.39%	
Race/ethnicity-White	10	.46%	
Race/ethnicity-Black	2,128	99.16%	
Race/ethnicity-Indian	5	.23%	
Race/ethnicity-Asian	3	.13%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
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)? N/A			
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			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs

(including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working (Public Housing Only)
- Adopt rent policies to support and encourage work (Public Housing Only)
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

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

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

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA’s Economic Independence Programs) designed to increase each family’s self-sufficiency.

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

(2) Reasons for Selecting Strategies

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

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)
 - VIHA is currently under HUD Receivership and is working under a Recovery Plan to return VIHA to a standard performer status. Some of the strategies referenced above are elements of the Recovery Plan to include the PHAS (August 21, 2008) regulations.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

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

housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses (June 30, 2008)		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2008 grants)		
a. Public Housing Operating Fund	\$19,199,197	Public Housing Operations
b. Public Housing Capital Fund (2008) August –Dec 2008	\$6,541,574	Public Housing Modernization
c. HOPE VI Revitalization		
d.		
e. HOPE VI Demolition	\$1,464,000	LEB Demolition
f. Annual Contributions for Section 8 Tenant-Based Assistance	\$11,828,306	Housing Choice Voucher HAP and Admin Operations
g. Public Housing Drug Elimination Program (including any Technical Assistance funds)		
h. Resident Opportunity and Self- Sufficiency Grants		
i. Community Development Block Grant		
j. HOME		
Other Federal Grants (list below)		
Single Room Occupancy (SRO) Vouchers	\$38,556	Housing Choice – Voucher Rehabilitation Program HAP and Admin. Operations
Shelter Care (SC) Voucher	\$38,715	Housing Choice – Voucher Rehabilitation Program HAP and Admin. Operations
Weed and Seed	\$75,000	Affordable Housing/Supportive Services
2. Prior Year Federal Grants (un- obligated funds only) (list below)		
Youth Build	\$652,636	Affordable Housing/Supportive Services
CFP 2008	\$6,541,574.00	Public Housing Modernization
CFP 2007	\$4,439,618.07	Public Housing Modernization
CFP 2006	\$270,577.30	Public Housing Modernization
CFP 2005	\$245,472.47	Public Housing Modernization

Financial Resources: Planned Sources and Uses (June 30, 2008)		
Sources	Planned \$	Planned Uses
3. Public Housing Dwelling Rental Income	\$5,312,885	Public Housing Operations
4. Other income (list below)		
Bad Debt Collection	\$100,000	Public Housing Operations
Interest	\$40,000	Public Housing Operations
4. Non-federal sources (list below)		
Local Government Funding	\$556,788	Affordable Housing/ Supportive Services
Total resources	\$57,344,898.84	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

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

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

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)
 - Review of an applicant's credit history
 - Ability of the applicant family to have utilities turned on in the family's name for some of VIHA's apartments, so that utilities will be furnished to the apartment upon rental.

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

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

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

(2)Waiting List Organization

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

- Community-wide list
- Sub-jurisdictional lists (St. Thomas and St. Croix)
- Site-based waiting lists
- Other (describe)

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

- PHA main administrative office
- PHA development site management office
- Other (list below)
 - Central Office – St. Thomas/St. John District
 - Central Office – St. Croix District

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

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

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

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

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
 - Central Office – St. Thomas/St. John District
 - Central Office – St. Croix District

(3) Assignment

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

- One
- Two
- Three or More

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

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

(4) Admissions Preferences

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - Such other transfer needs as the Executive Administrator may authorize in any Annual Transfer Plan.
 - Victims of reprisals or hate crimes

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

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

X Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

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

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)
 - VIHA Web site

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal

- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

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

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

Adoption of site-based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

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

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

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

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

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

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

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

B. Section 8

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

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

(1) Eligibility

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

Criminal or drug-related activity only to the extent required by law or regulation

Criminal and drug-related activity, more extensively than required by law or regulation

More general screening than criminal and drug-related activity (list factors below)

Other (list below)

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

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

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

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

Criminal or drug-related activity

Other (describe below)

Name, address and telephone number of the applicant's previous landlord.

(2) Waiting List Organization

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

None

Federal public housing

Federal moderate rehabilitation

Federal project-based certificate program

Other federal or local program (list below)

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

PHA main administrative office – St. Croix District

VIHA Central Office Annex - Oswald Harris Court Community

(3) Search Time

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

If yes, state circumstances below:

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

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

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

Former Federal preferences

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

Other preferences (select all that apply)

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

- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - (2) Date and Time

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

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

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

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements. Should the pool of applicant families prove insufficient to meet the income targeting requirements, VIHA may apply the preferences within income tiers.

(5) Special Purpose Section 8 Assistance Programs

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

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

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

- Through published notices
- Other (list below)
 - Posting of appropriate announcements or notices at VIHA's St. Thomas and St. Croix administrative offices.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

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

A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent. The procedures are described in

greater detail in Section X(D) of VIHA's Admissions and Continued Occupancy Policy (rev. 12/31/04).

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

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: N/A

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

- For the earned income of a previously unemployed household member
- For increases in earned income
- Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:
- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:
- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)
- Yes for all developments
- Yes but only for some developments
- No
2. For which kinds of developments are ceiling rents in place? (select all that apply)
- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)
3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)
- Market comparability study
- Fair market rents (FMR)

- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
- Other (list below)
 - Anytime a family experiences a new source of income
 - Anytime a family experiences an income decrease
 - Anytime a family experiences a change in family composition
 - Anytime a family receives a letter from HUD indicating some discrepancy

between the income reported to VIHA and the family income reported to other territory or federal agencies

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

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

(2) Flat Rents

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

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

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
- Adequacy of rental housing units on St. Thomas, St. Croix and St. John

(2) Minimum Rent

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

- \$0
- \$1-\$25
- \$26-\$50

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

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

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

An organization chart showing the PHA's management structure and organization is attached. (See Attachment L)

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

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

B. HUD Programs Under PHA Management

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

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	2503	104
Section 8 Vouchers	1139	120
Section 8 Certificates	0	NA
Section 8 Mod Rehab	17	2

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

C. Management and Maintenance Policies

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

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

Management

- Recovery Plan between HUD and VIHA
- Admission & Continued Occupancy Policy (ACOP);
- Comprehensive Admission & Continued Occupancy Supplemental Policy;
- Reasonable Accommodation Policy and Procedures
- Personnel Policy;
- Standard Operating Policies (SOP);
- Public Housing Dwelling Lease;
- Pet Policy;
- Economic and Family Self-sufficiency Programs; and
- Procurement Policy

Maintenance

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

(2) Section 8 Management:

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

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below:

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

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

B. Section 8 Tenant-Based Assistance

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

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

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

- PHA main administrative office
 Other (list below)
 St. Croix District Office
 Central Office Annex - Oswald Harris Court (St. Thomas)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in

the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

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

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

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

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:
- Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:
- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Note: The following activities are the only demolition and/or disposition actions that the PHA is recommending proceeding with at this time; even after review of the recommendations made in the completed 2007 Physical Needs Assessment and Viability Study.

Demolition/Disposition Activity Description
1a. Development name: Oswald Harris Court 1b. Development (project) number: VQ001005
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: <u>(05/09/07)</u>
5. Number of units affected: No units. Land strip for highway widening.
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: January 2005
 - b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description
1a. Development name: Ralph deChabert Place 1b. Development (project) number: VQ001006
2. Activity type: Demolition <input checked="" type="checkbox"/> 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: <u>(30/06/08)</u>
5. Number of units affected: 175
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: September 2008 b. Projected end date of activity: December 2009

Demolition/Disposition Activity Description
1a. Development name: Michael J. Kirwan Terrace 1b. Development (project) number: VQ001007
2. Activity type: Demolition <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: <u>(30/12/07)</u>
5. Number of units affected: 12
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: October 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description	
1a. Development name:	Lucinda Millin Homes
1b. Development (project) number:	VQ001011
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission:	<u>(05/09/06)</u>
5. Number of units affected:	No units. Land Parcel 1-A-1.
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: January 2005 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description	
1a. Development name:	Lucinda Millin Homes
1b. Development (project) number:	VQ001011
2. Activity type:	Demolition <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:	<u>(05/06/04)</u>
5. Number of units affected:	No units. Land Parcel 1-A.
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: January 2005 b. Projected end date of activity: December 2005

Demolition/Disposition Activity Description	
1a. Development name:	Wilhelm "Willie" George
1b. Development (project) number:	VQ001013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date application approved, submitted, or planned for submission: <u>(30/11/07)</u></p>
<p>5. Number of units affected: No units affected. Community Center only.</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>
<p>7. Timeline for activity:</p> <p>a. Actual or projected start date of activity: January 2008</p> <p>b. Projected end date of activity: December 2009</p>

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

Demolition/Disposition Activity Description	
1a. Development name: Estate Mon Bijou	
1b. Development (project) number: VQ001014	
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: <u>(30/12/06)</u>	
5. Number of units affected: No units. Community Center only.	
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: September 2007	
b. Projected end date of activity: September 2008	

Demolition/Disposition Activity Description	
1a. Development name: Estate Williams Delight	
1b. Development (project) number: VQ001015	
2. Activity type: Demolition <input checked="" type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: <u>(05/01/05)</u>	
5. Number of units affected: 3 (2 units approved (5/12/05), 1 awaiting approval)	
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: December 2005	
b. Projected end date of activity: December 2006	

Demolition/Disposition Activity Description
1a. Development name: Tutu Hi-Rise 1b. Development (project) number: VQ001016
2. Activity type: Demolition <input checked="" type="checkbox"/> 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: <u>(30/11/06)</u>
5. Number of units affected: 72 units.
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: November 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Estate Donoe Site 1b. Development (project) number: VQ001017
2. Activity type: Demolition <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: <u>(30/09/07)</u>
5. Number of units affected: No units affected.
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: February 2008 b. Projected end date of activity: December 2009

Demolition/Disposition Activity Description
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1a. Development name: Louis E. Brown 1b. Development (project) number: VQ001018
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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: <u>(04/08/04)</u>
5. Number of units affected: 244
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: November 2005 b. Projected end date of activity: November 2007

Demolition/Disposition Activity Description
1a. Development name: Louis E. Brown 1b. Development (project) number: VQ001023
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input 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: <u>(17/05/99)</u>
5. Number of units affected: 48
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: December 2006 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description
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1a. Development name: Nicasio Nico Apartments 1b. Development (project) number: VQ001024A
2. Activity type: Demolition <input checked="" type="checkbox"/> 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: <u>(30/11/06)</u>
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: December 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Estate Anna's Retreat 1b. Development (project) number: VQ001025
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: <u>(04/11/04)</u>
5. Number of units affected: No units. Community Center only.
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: November 2004 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description
1a. Development name: Pollyberg Gardens 1b. Development (project) number: VQ001031
2. Activity type: Demolition <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: <u>(30/12/06)</u>
5. Number of units affected: No units. ¼ acre parcel of land adjacent to Unit #2-27
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: February 2007 b. Projected end date of activity: December 2007

Demolition/Disposition Activity Description
1a. Development name: Pollyberg Gardens 1b. Development (project) number: VQ001031
2. Activity type: Demolition <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: <u>(30/07/07)</u>
5. Number of units affected: Community Center
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: October 2007 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: George Simmons Terrace 1b. Development (project) number: VQ001034
2. Activity type: Demolition <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: <u>(30/08/08)</u>
5. Number of units affected: No units. Community Center Only.
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: March 2008 b. Projected end date of activity: December 2008

Demolition/Disposition Activity Description
1a. Development name: Warren E. Brown Site 1b. Development (project) number: VQ001026/VQ001027/VQ001028
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: <u>(30/11/08)</u>
5. Number of units affected: No units. Land only.
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: June 2008 b. Projected end date of activity: December 2010

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

[24 CFR Part 903.7 9 (i)]

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

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by

elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

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

Designation of Public Housing Activity Description
1a. Development name: Oswald Harris Court 1b. Development (project) number: VQ001005
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" 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: <u>(30/06/06)</u>
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: 16 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Lucinda Millin Homes for the Elderly 1b. Development (project) number: VQ001011
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(30/06/06)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 85</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Wilford Pedro Homes for the Elderly (f/k/a Whim Gardens for the Elderly)</p> <p>1b. Development (project) number: VQ001021</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(30/06/06)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 98</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Joseph E. James Terrace</p> <p>1b. Development (project) number: VQ001033</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/></p>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input checked="" type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(30/06/06)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input checked="" type="checkbox"/> New Designation Plan</p> <p><input type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 34</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

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

4. Status of Conversion Plan (select the statement that best describes the current status)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

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

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

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

2. Activity Description

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

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Pollyberg Gardens
1b. Development (project) number:	VQ001031
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) – (Approved on March 11, 1997) <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 5(h) Plan; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	(Approved 5(h) Plan - 11/03/1997) (Planned Section 32 Application - 30/09/2006)
5. Number of units affected: 5(h) Plan approval included 30 units. Since the 5(h) approval 19 units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining 11 units. <i>All units sold on March 31, 2007.</i>	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Estate Anna's Retreat Heights
1b. Development (project) number:	VQ001032
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) – (Approved on February 25, 1993) <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 5(h) Plan; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	(Approved 5(h) Plan - 25/02/1993) (Planned Section 32 Application – 30/09/2006)
5. Number of units affected: 5(h) Plan approval included 53 units. Since the 5(h) approval 52 units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining 1 unit.	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	George Simmons Terrace
1b. Development (project) number:	VQ001034
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) – (Approved November 3, 1997) <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 5(h) Plan; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	(Approved 5(h) Plan - 03/11/1997) (Planned Section 32 Application – 30/09/2006)
5. Number of units affected: 5(h) Plan approval included 25 units. Since the 5(h) approval 13 units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining 12 units. <u>All units sold on March 31, 2007</u>	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

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

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

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

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

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

- Other (describe)
 - The Department of Labor provides literacy testing and life skills training for YouthBuild participants and unemployed residents. The Department of Human Services provides job readiness training for our welfare residents and shares the list of those residents who are involved in their welfare-to-work training programs. Dept. of labor has established a GED pilot program in conjunction with our local public television station, WTJX where 50 participants can earn their GED from the comfort of their home. Five (5) of our FSS participants have been recommended for the program.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)
 - Family Self-Sufficiency Policies
 - Economic and Self-Sufficiency Policies
 - Procurement Policy (particularly as related to Section 3 opportunities)

b. Economic and Social self-sufficiency programs

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

Services and Programs –As of 07/19/2006				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/ other)	Access (development office/ PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Computer literacy/ Job Readiness (Description: computer skills, business skill development)	60	Adults/children; Voluntary - by registration	Community Centers and converted units	Public Housing and Housing Choice

GED (Description: General Equivalency Diploma, adult literacy)	60	Adults/youth; Voluntary - by registration	Community Centers and converted units	Public Housing and Housing Choice
Business Education (Description: job readiness, business skill development)	15	Adults; Voluntary – by registration	Community Centers and converted units	Public Housing and Housing Choice
YouthBuild - U.S. Virgin Islands (Description: GED and construction trades skills)	15	Youth (16-24 years); Voluntary – by registration	Community Center, Management Office; and TMTI training center	Public Housing and Housing Choice
After-school Tutorial (Description: tutoring program and basic skills reinforcement)	250	Children (5-14 years); Voluntary – by registration	Community Centers	Public Housing and Housing Choice
Youth Steel Orchestra (Description: Musical education and performance program)	60	Children (6-14 years), Youth (15-18 years); Voluntary - by registration	Community Centers	Public Housing and Housing Choice
Summer Enrichment Program (Description: Academic and cultural enrichment, sports and other hands on activities)	300	Children (5-14 years); Voluntary – by registration	Community Centers	Public Housing and Housing Choice
Clothing Construction (Description: Sewing classes)	20	Adults / youth / children Voluntary – by registration	Community Centers	Public Housing and Housing Choice
Teens Keeping It Clean (Description: Summer youth employment and beautification)	30	Youths (14-18) Voluntary - by registration	Management Offices and VIHA Central Office	Public Housing and Housing Choice
Scuba Dive (Description: Scuba diving skills)	22	Children (7-14 years), Youth (15-19 years); Voluntary - by registration	Bolongo Bay, St. Thomas only	Public Housing and Weed and Seed Target Area Housing Choice
Volunteer Income Tax Assistance program	100	Adults Voluntary – by registration	St. Thomas	Low Income Weed and Seed Target Area (Estate Smith Bay to Bovoni and Ft. Mylner)
Youth Leadership Academy (description: Leadership skills development)	30	Youths (14-18)	Community Centers and Converted Units	Public Housing and Housing Choice
Financial Literacy (Description: Financial education)	40	Adults Voluntary – by registration	Community Centers	Public Housing and Housing Choice

Drug Education for Youth	30	Parents, children /Youth (9-18 years);	Community Centers and Converted Units	Public Housing and Housing Choice
Law and You (Description: Juvenile delinquency prevention and intervention)	20	Parents and children (9-18 years);	Community Centers and Converted Units	Public Housing and Housing Choice
Martial Arts	15	Children (9-12 years)	Community Center	Public Housing and Housing Choice
Boy Scouts	15	Children (9-12 years)	Community Center	Public Housing and Housing Choice

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2009 Estimate)	Actual Number of Participants (As of: 07/01/2008)
Public Housing	30	43
Section 8	11	23

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

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S.

Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

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

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

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

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

St. Thomas

Oswald E. Harris Court
Michael J. Kirwan Terrace
Estate Tutu Apartments
Estate Bovoni Apartments

St. Croix

Ludvig E. Harrigan Court
Ralph de Chabert Place
John F. Kennedy Terrace
Williams Delight Villas

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

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

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

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

St. Thomas

Oswald E. Harris Court
 Michael J. Kirwan Terrace
 Estate Tutu Apartments
 Estate Bovoni Apartments

St. Croix

Ludvig E. Harrigan Court
 Ralph de Chabert Place
 John F. Kennedy Terrace
 Williams Delight Villas
 Aureo Diaz Heights

C. Coordination between PHA and the police

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

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

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

St. Thomas

Oswald E. Harris Court
 Michael J. Kirwan Terrace

St. Croix

Ludvig E. Harrigan Court
 Ralph de Chabert Place

Estate Tutu Apartments
Estate Bovoni Apartments

John F. Kennedy Terrace
Williams Delight Villas
Aureo Diaz Heights

D. Additional information as required by PHDEP/PHDEP Plan

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

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2005 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

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

In general, the current Pet Policy allows all qualified residents and in particular, elderly and disabled residents, living in elderly communities or designated elderly areas who so desire to own a pet on VIHA property. VIHA defines a *pet* as a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, which is traditionally kept in the home for pleasure rather than for commercial purposes. Common household pet does not include reptiles (except turtles). Title 19, Section 2615c of the V.I. Code specifically prohibits any occupant or resident in public housing from owning, breeding or housing any dangerous dog or pet, except Seeing Eye dogs, within such community. Owning a dangerous dog or pet (i.e. pit bull, rottweiler, snakes, etc.) is strictly prohibited and is a violation of section 12(w) of the Dwelling Lease. If a warm-blooded animal, the pet can not exceed 25 pounds in weight or 12 inches shoulder height at mature growth. All pets shall be licensed and wear a collar which displays an identification tag. Pets shall be neutered or spayed prior to being allowed on the premises.

A security deposit shall be required of all residents wishing to have a pet residing on the premises. Residents requiring the services or benefit of a Seeing Eye or hearing pet or other animal that is considered as auxiliary aid are exempted from paying the required \$50.00 pet deposit. The security deposit is to cover potential damage by the Pet and will be returned in part or in full depending on the cost of damages incurred as a direct result of Pet, as assessed by management at time resident vacates the premises.

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
 - Project Based Management activities and protocols
 - Project Based Maintenance activities and protocols
 - Project Based Budgeting and Accounting activities and protocols
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 - Attached at Attachment (File name)
 - Provided below:

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

- Homeownership Program Administered by PHA - Public Housing: One member asked why many residents and the public in general are not fully informed of VIHA’s Homeownership Program or Homeownership Opportunities ? **Reference was made to VIHA Strategic Goal No. 2 Develop a viable homeownership strategy and program for low income families in the Virgin Islands. E. Marketing Plan.** VIHA has implemented a Housing Choice Marketing Plan that features Homeownership goals, activities and opportunities. We will report your comments to staff and ensure greater communication effort. No change in the Five-Year or Annual Plans were required from this question.
- Modernization /Redevelopment Activities – Physical Needs Assessment and Viability Study. One question was asked if the Authority has prepared a budget or a financial plan with the 5 year plan to implement the results of the Study. NO. The Study has several recommendations all are under consideration. What we are doing now is evaluating all our options to add units to our portfolio and then we will develop the required HUD applications to match our intended actions. All actions will require Local involvement of the Governor and residents. No change in the Five-Year or Annual Plans were required resulting from this question.
- VIHA Strategic Goal No. 4: Enhance Resident Initiatives. A RAB Board member asked What is the Status of VIHA’s Computer labs? What is the status of the Youth Build Program; After School Program; Summer Program and Senior Programs? Based on available funding many will be made available in FY 2008. The Tutorial program will be ready by January 2008. The Youth Build program has received its funding and will start soon. Others will start once funding is in place in FY2008. There was no money resulting in the program being closed. However, we have plans to open the program in the future based on availability of funding to fund the program. No change in the Five-Year nor Annual Plans were required from this question.
- VIHA Strategic Goal NO. 4: Rent Determination Policies A RAB member asked are all residents under Ceiling rent of flat rent? VIHA is under flat rent. No change in the Five-Year nor Annual Plans were required from this question.
- VIHA Strategic Goal No. 1: Demolition of Dilapidated and Obsolete Public Housing and Redevelopment of Affordable Housing Resources: a question raised by a Board Member was has VIHA made any new Demolition Application? No new application for demolition has been made. The only applications are the ones listed in the FY 2007 plan which are also listed in the FY 2008 plan. One Board member asked what is the status of Nicasio Nico Community on St. Croix? VIHA is proceeding with investigating rehabilitation or new development options no decision have been made. Another RAB member asked, what is the status of Raph deChabert Community? VIHA’s main concern is the safety of its residents. We are concern about the environment problems that community poses. Several building have been vacated.

Demolition application is pending. No change in the Five-Year nor Annual Plans were required from these question.

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

One RAB Board member asked a question on Safety and Security. Why do the VI Police just drive through our neighborhood? Can they not get out and patrol the area? VIHA is actively partnering with the Police Department in this area. Meeting with the Police Commissioners are being held and similar request are being made along with other initiatives.

Another RAB Board member asked what is the status of Surveillance Cameras in our communities? A few communities now have Surveillance Cameras, but more is needed. VIHA has developed and will be issuing a RFP with standardize details of specifications for all Surveillance Cameras for all communities. This RFP will be advertised later in FY 2007. Based on responses VIHA will sign contracts and implement installation of Cameras into Communities based on funding availability. The Police Department will part a very important role in the monitoring and or recording for viewing and investigations.

Another Board member asked if the replacement of speed bumps and adequate lighting is VIHA's responsibility? The streets that go through our communities are the responsibility of our local government. Ongoing communication with the local Government continues to ensure proper road repair and maintenance. Public works have been and will be contacted for requested road repair and safety concerns. Meetings with the Department of Public Works on road repairs and improvements will be planned. The public road light is a responsibility of the Water and Power Authority (WAPA). Property Management should be reporting all inoperative lights to WAPA. However, VIHA has launch an assessment into additional lighting needs in all communities. We are assessing our need to know what works and how much additional lighting is required to provide better safety in our communities. This assessment will be completed this year with improvement action to start also in FY 2007 and in FY 2008. No change in the Five-Year nor Annual Plans were required from these question.

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

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

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments
List changes below:

Other: (list below)

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

B. Description of Election process for Residents on the PHA Board

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

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

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

3. Description of Resident Election Process

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

Candidates were nominated by resident and assisted family organizations

Candidates could be nominated by any adult recipient of PHA assistance

Self-nomination: Candidates registered with the PHA and requested a place on ballot

Other: (describe)

Following the end of the HUD Receivership, residents to the VIHA Board will be appointed by Governor of the Virgin Islands or other appropriate government official.

b. Eligible candidates: (select one)

Any recipient of PHA assistance

Any head of household receiving PHA assistance

Any adult recipient of PHA assistance

Any adult member of a resident or assisted family organization

Other (list)

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

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)
 - Following the end of the HUD Receivership, the Governor of the Virgin Islands or any other appropriate government official

C. Statement of Consistency with the Consolidated Plan

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

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

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

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - VIHA intends to begin planning for the construction of affordable homes for low-income families at the Hoffman/Nullyberg site and other sites as VIHA may identify.
 - VIHA intends to begin seeking properties for the development and redevelopment of additional affordable housing resources in geographic areas close to employment, education, health, and other community services.
 - VIHA intends to implement an agency-wide redevelopment and revitalization strategy designed to reduce the number of vacant and abandoned apartments and increase the number or quality of affordable housing resources.
 - VIHA intends to begin the expansion of its homeownership programs and initiatives.
- Other: (list below)

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

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

- Availability, Adequacy, Affordability and Accessibility of Housing: Restoring abandoned and blighted properties through the leveraging of government, private sector, and neighborhood resources to maximize cost-effective rehabilitation of housing units that are affordable to low and moderate-income persons and families and which incorporate design standards emphasizing physical accessibility and energy efficiency. (see *Consolidated Plan, Five-Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Objectives (a.)* – page 98).
- Improvement to Mobility Potential: Comprehensive maintenance and rehabilitation of public housing developments in order to continue choice and mobility for low and moderate-income groups. (see *Consolidated Plan, Five-Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Policy Objectives (f.)* – page 99).
- Proximity Relationships of Affordable Housing to Employment, Training, Education, Health Care and Necessary Community Services: In the development and promotion of additional affordable housing, efforts will be made to ensure locations are in relative proximity to other community services including employment, training, education, health care, etc. The removal of physical barriers and isolation of neighborhoods will be pursued. (see *Consolidated Plan, Five-Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Policy Objectives (g.)* – page 99).
- Homeownership Expansion: Provide subsidies (financial assistance) to qualified low-income families to enable them to become first-time homebuyers. Develop new homeownership opportunities on all islands adding a minimum of 175 new units within five (5) years. (see *Consolidated Plan, Five-Year Housing & Community Development Strategic Plan, (Part I) (C), Specific Five-Year Policy Objectives (l.)* – page 100).

D. Other Information Required by HUD

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

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

1. DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATIONS”

VIHA FY2005 - 2009 Five-Year Plan.

A “substantial deviation” or “significant amendment or modification” to VIHA’s FY2005 – 2009 Five-Year Plan or Restated Five-Year Plan (collectively referred to as the “Five-Year Plan”) is defined as any substantial change, modification, or amendment to the Five-Year Plan that materially and significantly modifies VIHA’s goals listed in Section B of the Five-Year Plan. A change in VIHA’s objectives or strategies in reaching those goals will not be considered a “substantial deviation” or “significant amendment or modification.” Other than for “substantial deviation” or “significant amendment or modifications,” as defined above, VIHA may make changes to its Five-Year Plan

without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board consultation or other resident consultation.

VIHA FY2008 Annual Plan.

A “substantial deviation” or “significant amendment or modification” to VIHA’s FY2008 Annual Plan (“Annual Plan”) is defined as any substantial change, modification, or amendment to the Annual Plan that materially and significantly modifies VIHA’s goals listed in Section B of the Five-Year Plan or materially and significantly modifies the strategies outlined in the Annual Plan as described in the Executive Summary to the Annual Plan. A “substantial deviation” or “significant amendment or modification” may also include:

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

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

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Attachments

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

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ATTACHMENT A

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS ANALYSIS

The Virgin Islands Housing Authority performed a review of all of its Family developments to determine if there are any that would be covered by the Deconcentration Rule. The Deconcentration Rule provides that the average income for all covered communities should fall between 85% and 115% of the Authority-wide average income (“Established Income Range” or “EIR”). VIHA performed the required analysis and found that the average annual income for all of VIHA’s covered communities on St. Thomas was increased to \$18,957.90 per household. VIHA found that the average annual income for all of VIHA’s covered communities on St. Croix decreased to \$10, 015.05. This amount was only 55.83% of the St. Thomas average household income. This led to a combined authority-wide average income for all of the covered developments of \$15,648.06.

VIHA responds to the HUD required deconcentration questions as follows:

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

The table below shows that six (6) St. Thomas developments were outside of the upper range of the EIR (115%). Three (3) were inside the range. On St. Croix, nine (9) of the covered communities, were outside of the lower range of the EIR (85%). Three (3) were inside the range. Elderly communities not included in chart below.

Development No.	Development Name	Average Income (as of 7/31/07)	Family Communities Average Income	Percentage relative to EIR	Action Plan Required
St. Thomas					
VQ 001004A	H.H. Bergs Homes	\$21,979.94	\$15,648.06	140.46%	Yes
VQ001005	Oswald Harris Court	\$19,856.77	\$15,648.06	126.90%	Yes
VQ 001007	Michael J. Kirwan Terrace	\$22,619.39	\$15,648.06	144.55%	Yes
VQ001009	Addition to Bergs Home	\$20,728.48	\$15,648.06	132.47%	Yes
VQ001016	Estate Tutu Apartments	\$23,226.79	\$15,648.06	148.43%	Yes
VQ 001032	Anna’s Retreat Heights	\$27,309.00	\$15,648.06	174.52%	1 unit
St. Croix					
VQ001002	D. Hamilton Jackson Terrace	\$9,430.31	\$15,648.06	60.27%	Yes
VQ001003	Ludvig E. Harrigan Court	\$10,554.64	\$15,648.06	67.45%	Yes
VQ001004C	Marley Homes	\$10,243.95	\$15,648.06	65.46%	Yes
VQ001006	Ralph deChabert Place	\$10,412.99	\$15,648.06	66.54%	Yes

Development No.	Development Name	Average Income (as of 7/31/07)	Family Communities Average Income	Percentage relative to EIR	Action Plan Required
VQ001008	John F. Kennedy Terrace	\$9,541.22	\$15,648.06	60.97%	Yes
VQ001010	Addition to Marley Homes	\$7,920.56	\$15,648.06	50.62%	Yes
VQ001012	Aureo Diaz Heights	\$8,130.65	\$15,648.06	51.96%	Yes
VQ001020	Walter I. M. Hodge Pavilion	\$9,094.33	\$15,648.06	58.12%	Yes
VQ001024B	Candido R. Guadalupe Terrace	\$8,597.04	\$15,648.06	54.94%	Yes

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

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

Most of the communities that fall outside the lower range of the EIR reflect the difference in the incomes and the economies of St. Croix and St. Thomas. The deconcentration analysis revealed that families in St. Croix have an average income that is approximately one half (1/2) that of the families on St. Thomas. Part of this difference is due to the weaker economy, competitive housing, and economic forces on St. Croix and the more vibrant economy of St. Thomas. HUD recognized this difference in the program income limits when it established the 2006 income limits for St. Croix an average of 22% lower than the income limits for St. Thomas. VIHA intends to use a number of measures in its efforts to raise the average family incomes in these communities including:

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

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

Deconcentration Policy for Covered Developments

Development Name	No. of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
St. Thomas			
H.H Bergs Home	50	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Above
Oswald Harris Court	300	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Michael J. Kirwan Terrace	138	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Addition to Bergs Home	24	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Estate Tutu Apartments	376	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(C)	
St. Croix			
D. Hamilton Jackson Terrace	110	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(A) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Above
Ludvig E. Harrigan Court	70	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Marley Homes	34	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Ralph deChabert Place	264	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
John F. Kennedy Terrace	200	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Addition to Marley Homes	60	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Aureo Diaz Heights	100	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Walter I. M. Hodge Pavilion	250	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Candido R. Guadalupe Terrace	90	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	

ATTACHMENT B

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

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

ATTACHMENT C

RESIDENT ADVISORY BOARD PROTOCOL

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

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

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

A. Role of the Resident Advisory Board.

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

B. Composition of the QHWRA Resident Advisory Board.

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

1. VIHA's Resident Advisory Board Membership.

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

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

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

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

2. Nominations Process for RAB.

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

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

3. Appointment to the RAB.

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

a. Initial RAB Membership Appointments.

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

b. Future RAB Membership Appointments.

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

C. Term of RAB Members.

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

D. Meetings of the Resident Advisory Board.

The advisory board will meet periodically to provide valuable consultation, input, suggestions, and recommendations regarding the Plan, and such other major strategies

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

E. Vacancies on the Resident Advisory Board.

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

F. Amendments to the Protocol.

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

G. Other Consultations.

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

H. References.

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

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

ATTACHMENT D

MEMBERSHIP ON THE RESIDENT ADVISORY BOARD

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

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

Housing Choice Voucher Representatives

- Jacquelyn Fredericks
- Debora Nieves

ATTACHMENT E

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

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

1. Administrative Steps to Implement the Community Service Requirements.
 - A. Comprehensive Admissions and Continued Occupancy Policy Supplemental Policies Provisions: Chapter XI, pgs. 75 - 80
 - B. Dwelling Lease Provision: Section 6
2. Type of Activities Residents in which Residents may Participate. Residents may participate in any approved activity of a bona fide social service or public agency, including, but not limited to, an United Way funded agency, Department of Human Services approved community-based or community-service organization, Internal Revenue Code Section 501(c)(3) entity, or other 501(c)(3) like charitable entity recognized under the laws of the Virgin Islands that accepts volunteers and monitors attendance.
3. Partner Agencies. Any bona fide social service, public agency, Internal Revenue Code Section 501(c)(3) entity, or Virgin Islands 501(c)(3) like charitable entity recognized under the laws of the Virgin Islands, may offer residents opportunities to fulfill the community service requirements, provided that the agency monitors and reports a resident's attendance to VIHA on VIHA approved forms.
4. Process to Cure Noncompliance. A resident who fails to satisfy the community service requirement may cure the non-compliance as follows:

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

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

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

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ATTACHMENT F

RESIDENT ASSESSMENT AND SATISFACTION SURVEY STATEMENT

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

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

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

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

- Continue monthly meetings between management and maintenance staff to address maintenance concerns and provide time frames for maintenance repairs and work order completion.
- Periodically meet with the Resident Advisory Board to dialogue regarding maintenance repairs and resident perceptions regarding maintenance activities.
- Conduct selected Resident Satisfaction and Customer Service Surveys during annual recertification to obtain resident input and recommendations regarding VIHA’s maintenance activities.
- Institute appropriate staff training on technical skills and customer service skills.

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

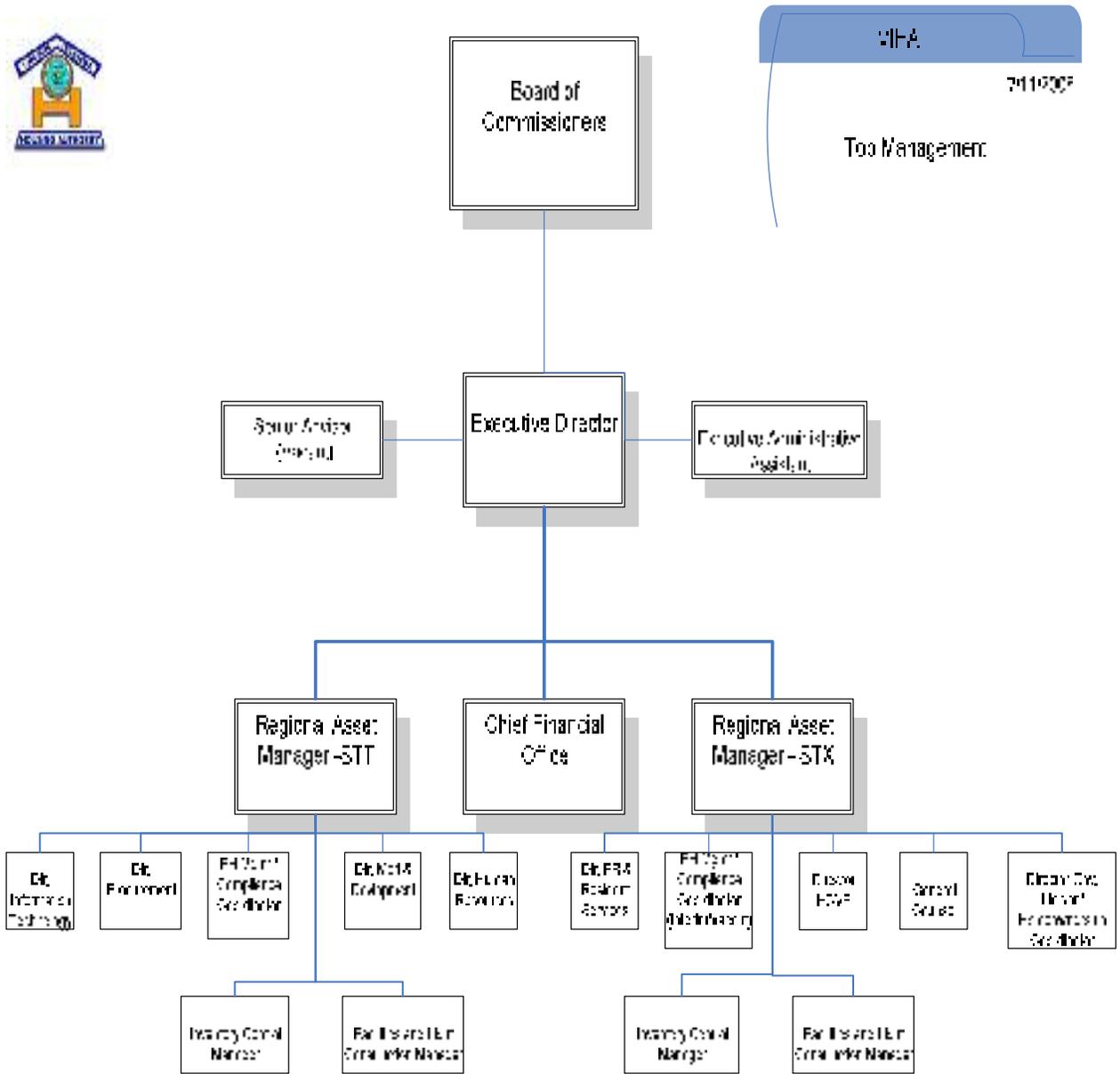
- Assist in the production of a monthly or bi-monthly resident newsletter designed to reach out and share information.
- Plan an Annual Housing Fair to educate and inform the general public and residents of housing initiatives, services, programs and needs.

- Develop a Marketing Plan to communicate and promote VIHA initiatives, services and programs.
 - Continue interaction with the Resident Advisory Board, resident leadership and other residents to discuss VIHA initiatives, services and programs.
- 3. Safety.** VIHA will continue to inform and educate residents on the importance of personal and community safety and security. VIHA will also stress:
- Collaborate more frequently with the Virgin Islands Police Department (“VIPD”) on incidents of crimes, criminal activities and crime prevention strategies in and around VIHA communities.
 - Seek to establish additional police substations or increase monitoring in and around VIHA communities.
 - Have Police Department representatives and Management/residents meet on a regular basis to discuss criminal activity concerns and crime prevention strategies.
 - Implement anti-crime/drug activities and programs for youth within public housing communities.
 - Conduct periodic surveys on residents’ safety and security satisfaction during annual recertification.
- 4. Neighborhood Appearance.** VIHA has been working diligently to improve the overall appearance of its communities.
- VIHA is currently developing a landscaping plan that once implemented (and subject to funding availability), will make the communities look more appealing.
 - Collaborate with USDA Forestry, Department of Agriculture, University of the Virgin Islands Extension Service, Virgin Islands Police Department, Department of Public Works, National Park, and other private sector organizations to train residents and otherwise promote clean-up campaigns, beautification, litter-control, recycling, community mobilization and other beautification activities.
 - VIHA will seek to build community pride and promote periodic campaigns and potential awards or recognition for the cleanest community.

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

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

ATTACHMENT G



ATTACHMENT H

HOUSING CHOICE HOMEOWNERSHIP CAPACITY STATEMENT

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

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

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

- A. VIHA’s Program employs and requires that financing for the purchase of a home under its Housing Choice Homeownership program will be provided, insured, or guaranteed by the state or federal government; and comply with secondary mortgage market underwriting requirements for such loans; or comply with generally accepted private sector underwriting.
- B. VIHA’s program otherwise demonstrates that it has the capacity, or will acquire the capacity, to successfully operate a Housing Choice Homeownership program. VIHA hereby shows that it has the following additional capacity:
 - Adequate management to implement, sustain, and promote its homeownership program including professionals skilled and experience at: (i) homeownership counseling (both pre- and post- purchase); (ii) mortgage counseling; (iii) credit

- counseling; (iv) financial structuring; (v) asset management; (vi) real estate development; and (vii) budget counseling.
- Adequate maintenance of a homeownership waiting list including the:
 - (i) establishment of uniform criteria for each homeownership program; (ii) recruitment of qualified applicants; (iii) screening of qualified applicants; (iv) administration of the waiting list in accordance with VIHA's homeownership program.

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

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

ATTACHMENT I

CONVERSION OF PUBLIC HOUSING VOLUNTARY CONVERSION INITIAL ASSESSMENTS

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

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Response: Thirty (30) Developments
- b. How many of the PHA's developments are not subject to the Required Initial assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Response: Three (3) Elderly Developments
- b. How many Assessments were conducted for the PHA's covered developments? Response: Twenty-seven (27)
- c. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. Response: NONE.

Development Name	Number of Units

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

ATTACHMENT J

PROJECT-BASED VOUCHER PROGRAM STATEMENT

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

Number of Project-Based Units: 80 Existing Units

General Location: Croixville Apartment, 14B Estate Plessen, Frederiksted, St. Croix (Virgin Islands)

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

Number of Project-Based Units: To be determined

General Location: Sites to be determine

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

ATTACHMENT K

VACANCY REDUCTION PLAN STATEMENT

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

- 1. Evaluation of Long-term Vacant Units.** No later than thirty (30) days from the start of the VIHA’s fiscal year, VIHA will identify all of the long-term vacant units (i.e., units that have been vacant for more than one (1) year, and tentatively schedule the proposed modernization activities. About March 2006, VIHA identified nearly six hundred (600) vacant units existing in the St. Thomas and St. Croix districts. Some of the units were vacant from anywhere from two (2) to four (4) years for various reasons including deferred maintenance, extraordinary repairs, asbestos/lead abatement and hurricane-related damages. All of the units were in need of modernization. VIHA launched an aggressive Vacancy Reduction Plan to modernize and/or renovate the units in various phases. The first phase consisted of the modernization/renovation of three hundred (300) vacant units during 2004 – 2005. Later phases were set for the modernization/renovation of the remainder of the units during FY2006 and FY2007. As additional long-term vacant units are identified, these units will likewise be scheduled for modernization activity.
- 2. Evaluation of Newly or Short-term Vacant Units.** Generally, within two (2) business days of VIHA becoming aware of a vacant public housing unit, VIHA (either through its third party contractors, Force Account, regular maintenance, modernization and/or property management professionals) will begin the evaluation of the vacant unit to determine the renovations, construction or other activities necessary to begin the modernization of the unit. Such an evaluation will also include an outline of the repairs necessary to bring the unit into Uniform Physical Conditions Standard (“UPCS”) compliance and the time frames for completing the modernization and UPCS related repairs.
- 3. Evaluation of Voluntary Compliance Agreement Units.** VIHA will also evaluate units necessary to meet VIHA’s modernization and renovation goals under the Voluntary Compliance Agreement signed with HUD to make a percentage of VIHA’s units accessible to persons with handicaps. Such evaluation will be made as vacancies occur and VIHA will provide additional guidance and specification to contractors/force labor to make a percentage of the identified units accessible.

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

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

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

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

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

ATTACHMENT L

Approved Operating Budget FY 2008

**PHA Board Resolution
Approving Operating Budget**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
Housing Assistance Center (PHIHSAC)

HUD No. 2077-2005
(exp. 10/1/2009)

Public reporting burden for this collection of information is estimated to average 30 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may use the collected information to complete its forms, collect its statistics, carry out its HUD control number.

The information is required by Section 3604j of the U.S. Housing Act of 1971. The information is the operating budget for the low-income public housing program and provides a summary of the proposed general receipts and expenditures, approval of budget receipts and expenditures, and activities of certain specified areas. HUD reviews the information to determine if the spending plan adopted by the public housing agency (PHA) and the amounts are reasonable, and that the PHA is in compliance with provisions established by HUD. Responses are required to obtain benefits. This information does not collect health information.

PHA Name: Wright Florida Housing Authority PHA Code: VG001

PHA Fiscal Year Beginning: January 1, 2008 Board Resolution Number: 2160

Acting on behalf of the Board of Commissioners of the above named PHA as its Chairperson, I make the following certifications and agreement to the Department of Housing and Urban Development (HUD) regarding the Board's approval of (check one or more as applicable):

- | | DATE |
|---|-------|
| <input checked="" type="checkbox"/> Operating Budget approved by Board resolution on: | _____ |
| <input checked="" type="checkbox"/> Operating Budget submitted to HUD, if applicable, on: | _____ |
| <input type="checkbox"/> Operating Budget revision approved by Board resolution on: | _____ |
| <input type="checkbox"/> Operating Budget revision submitted to HUD, if applicable, on: | _____ |

I certify on behalf of the above named PHA that:

1. All statutory and regulatory requirements have been met;
2. The PHA has sufficient operating reserves or cash (or working capital) needs of its developments;
3. Proposed budget expenditures are necessary in the efficient and economical operation of the housing for the purpose of serving low income residents;
4. The budget indicates a source of funds adequate to cover all proposed expenditures;
5. The PHA will comply with the wage rate requirement under 24 CFR 988.113(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 988.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompanying herewith, if applicable, 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 and 3802)

Print Board Chairperson's Name	Signature	Date
Ernest P. Valenti		

Previous editions are obsolete.

form HUD-52874 (06/2005)

Operating Budget

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

FY09 Request for 2009-2010 (see HUD-0802)

This budget is prepared for the purpose of determining a request for change in funding for programs, including the use for existing line items, according to the guidelines for budgetary control, and for the purpose of providing information to the public. This document is not intended to be used for the purpose of determining the amount of funding for any program. For more information, please contact the Office of Management and Budget, Financial Resources Program (202) 401-3333.

1. Fiscal Year: 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 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2009 CLASSROOM ALLOCATION

Line No.	Fund No.	Account	Amount Last Fiscal Year	Amount for 2009 Fiscal Year	Comparison of Budget Patterns		
					Fiscal Year	Percent Change	Amount
					FY 08	FY 09	FY 09
Classroom Support and Operations							
222	4000	Salaries	83,300	83,714	84,719	2,782,113	
240	4000	Materials	28,000	27,240	27,240	1,200,000	
250	4000	Contractors	7,500	10,900	10,900	2,115,000	
260	4000	Contract Maintenance/Operational Support (over 2008 FY)	1,000	1,000	1,000	4,700,000	
Instructional Materials							
310	4000	Books	0.00	0.00	0.00	0	
320	4000	Materials	0.00	0.00	0.00	2,000	
340	4000	Contract Costs	1,400	0.00	0.00	25,000	
400	4000	Instructional Materials (over 2008 FY)	1,400	1,000	1,000	27,000	
Classroom Support							
410	4000	Salaries	10,200	31,940	31,940	1,400,000	
420	4000	Repairs and Maintenance	0.00	0.00	0.00	0	
430	4000	Travel Expenses	4,300	2,910	2,910	25,000	
440	4000	Contractors and Subcontractors	70,500	45,000	77,000	2,400,000	
450	4000	Telephone Expenses	1,000	1,000	1,000	10,000	
460	4000	Classroom Expenses	1,000	0.00	0.00	7,000	
470	4000	Contract Support (over 2008 FY)	128,000	130,000	130,000	4,500,000	
480	4000	Contract Support (over 2008 FY)	217,400	101,000	811,000	14,200,000	
Other Classroom Support							
490	4000	Repairs and Maintenance	0.00	0.00	0.00	0	
500	4000	Contract Support (over 2008 FY)	747,400	497,000	646,000	14,300,000	
Instructional Support							
510	4000	Instructional Materials	0.00	0.00	0.00	0	
520	4000	Contractors	18,100	0.00	0.00	2,000	
530	4000	Repairs and Maintenance	0.00	0.00	0.00	0	
540	4000	Repairs and Maintenance	0.00	0.00	0.00	20,000	
550	4000	Contract Support (over 2008 FY)	116,100	0.00	0.00	20,000	
560	4000	Contract Support (over 2008 FY)	409,800	481,000	646,000	14,300,000	
Other Classroom Support							
570	4000	Repairs and Maintenance	0.00	0.00	0.00	0	
580	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
Classroom Support							
590	4000	Starting Expenses, including year openings and other expenses (over 2008 FY)	322,800	451,000	646,000	14,300,000	
600	4000	Repairs and Maintenance (over 2008 FY)	0.00	0.00	0.00	0	
Classroom Support							
610	4000	Starting Expenses, including year openings and other expenses (over 2008 FY)	322,800	451,000	646,000	14,300,000	
620	4000	Repairs and Maintenance (over 2008 FY)	0.00	0.00	0.00	0	
630	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
640	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
650	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
660	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
670	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
680	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
690	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
700	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
710	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
720	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
730	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
740	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
750	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
760	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
770	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
780	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
790	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
800	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
810	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
820	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
830	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
840	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
850	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
860	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
870	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
880	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
890	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
900	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
910	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
920	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
930	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
940	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
950	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
960	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
970	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
980	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	
990	4000	Contract Support (over 2008 FY)	0.00	0.00	0.00	0	

Attachment M

Annual Statement, Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement, Housing, Veterans and
 Capital Fund Housing, P. 01.08

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OPIH BL 1012-0336
 Expires 4/30/2011

Part I: Summary

PHS Name: Nighthawk Housing
 Authority:

Grant Type and Number:
 Capital Fund Program Case No. 1012-0336
 Reporting Period: 12/1/09 to 11/30/10
 Date of RPT:

PHS/Case No:
 P.O. of Grant Approval: 2009

Type of Grant		Total Estimated Cost		Total Actual Cost ¹	
<input checked="" type="checkbox"/> Direct Annual Statement <input type="checkbox"/> Reserve for Disasters and Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (residence) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Original	Revised ²		Reported
1	1400-00-00-0000				
2	1406 Operating Expenses (total 90% of line 20)				
3	1406 Management Expenses				
4	1406-00-00-0000 (total 90% of line 20)				
5	1406-00-00-0000				
6	1406-00-00-0000				
7	1406-00-00-0000				
8	1406-00-00-0000				
9	1406-00-00-0000				
10	1400 Dwelling Structures	7,350,283.79	0.00	0.00	0.00
11	1400 Dwelling Structures - Non-spare 40				
12	1400 Non-dwelling Structures				
13	1400 Non-dwelling Structures				
14	1400 Structures	1,911,351.50	0.00	0.00	0.00
15	1400 Management Work - total 40%				
16	1400-00-00-0000				
17	1400-00-00-0000				

¹ Not completed for the Performance and Evaluation report
² If the original is the PHS Case and the revised is a revised annual statement.
³ Please refer to the OPIH Case Management Manual, Section 10.1.1.1 for operations.
⁴ All funds shall be treated as:

Annual Statement, Performance and Evaluation Report,
 Capital Fund Program, Capital Fund Project: Replacement of pumps and
 Capital Fund Training Program

U.S. Department of Tourism and Urban Development
 Office of Public and Labor Affairs
 OPLA No. 1577-0226
 Expires 4/30/2011

Unit 1: Summary

PIA Name: **Virgin Islands**
 Funding Authority: **Virgin Islands**
 Grant/Project Number: **Capital Fund Project Grant No. 77048-001609**
 Application/Reporting Period: **01/01/09 - 12/31/09**

FFY of Grant: **2009**
 FFY of Grant Approval: **2009**

Type of Report

- Original Annual Statement** **Review for Director's Emergency**
 Performance and Evaluation Report for Detail Funding **Revised Annual Statement** (Indicate: **1**)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost*	
		Original	Revised ²	Original	Revised
0	100 Other activities not classified by PI A				
004	9100 Other activities - Total Services and Management/Detailing				
6	1702 Other services, less less than 2% of the 2009				
26	Amount of A and G and G and G and G and G and G	9,415,808.00	0.00	0.00	0.00
2	Amount of the 2. Subtotal of the 2. Activities				
22	Amount of the 2. Subtotal of Section 96 Activities				
22	Amount of the 2. Subtotal of Section 96 Activities				
24	Amount of the 2. Subtotal of Section 96 Activities				
25	Amount of the 2. Subtotal of Energy Conservation Measures				

Signature of Executive Director

Signature of Public Hearing Director

¹ Do not complete for the Performance and Evaluation Report.
² A line is required for the Performance and Evaluation Report for the Annual Statement.
³ Budgets under 500,000 are in management package level of OPLA Grants for operations.
⁴ OPLA Grants of 100,000 and above.

Date

Part II: Supporting Pages

Public Name: Wagonwheels Housing Authority

Grant Type and Number
 Capital Fund Program Grant (K) 500-65015506
 OPIB (Year) 10
 Replacement Housing - for 600 Units

Fiscal Year of Grant: 2009

Development Number Name: LA Public Activities	Taskwork Description of Major Work Categories	Department Account No.	Quantity	Total Estimated Cost		Actual Actual Cost		Status of Work
				Original	Revised*	Actual Obligated†	Actual Expended†	
Severies	Exhausted Salaries	1430	183	148,168.00				
YQ00000012 Data Entry	Demolition of Buildings 1, 2, 3 and 9	1485		1,511,251.00				
YQ00000015 Home Repair	Home Repairing, various repairs	1490		1,200,000.00				
YQ00000018 Kitchen Terrace Contract Work	Termin Work dealing with wiring Termin improvements	1490 1490		800,000.00 1,100,000.00				
YQ00000025 C. Road Repair Amuse Park	Water in Edge System Structural Repairs Asphalt Edge Sys & Structural Repairs	1490 1490		400,000.00 450,000.00				
LA Home STX-811 2000 Units II	Asphalt and R-15 Insulation L & T	1490		8,012,788.00				

* To be completed: Original Estimate and Revisions Report or a Revised Annual Statement
 † To be completed: Actual Performance Report or Annual Statement

Part III - Supporting Pages

PFA Name: Michigan Housing Authority

Grant Type and Number
 Capital Fund Program (Fund No. 4210-WF-9079)
 U.S. PFI (FISC)
 Replacement Hearing Instrument Grant No.

Federal FY: 2009

Development Number/ Financial/EA-wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Fm. Estimated Class		Fm. Actual Class		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ³	

¹ Includes updates to the Federal financial statement report and the annual statement.
² Funds obligated for the fiscal year end (12/31/09).

Part III: Implementation Schedule for Capital Fund Financing Programs

Development Number Name/TA-Wide Activities		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FY of Grant: 2009	Reasons for Revised Target Dates
		Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
	Seawalls	3/18/2012		3/18/2012			
VJ000000013	Tutu Highway	3/18/2012		3/18/2012			
VJ000000014	Edisto System	3/18/2012		3/18/2012			
VJ000000015	Kiwanon System	3/18/2012		3/18/2012			
	Water Sewer	3/18/2012		3/18/2012			
VJ000000023	St. George's Bay	3/18/2012		3/18/2012			
	Armed Force	3/18/2012		3/18/2012			
	TA-wide STS-STT Vacant Units II	3/18/2012		3/18/2012			

¹Original target dates may be different from actual dates reported in this report due to changes in the program or other factors.

FY2008 CFP PERFORMANCE AND EVALUATION REPORT

FY2008 CAPITAL FUND PROGRAM ANNUAL STATEMENT

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Virgin Islands Housing Authority		Grant Type and Number			Federal FY of Grant: 2008
		Capital Fund Program Grant No: VQ46P00150108			
		Replacement Housing Factor Grant No:			
<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 Ending: 6/30/2008 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	916,096.00	0.00	0.00	0.00
3	1408 Management Improvements	649,847.87	0.00	0.00	0.00
4	1410 Administration	560,020.66	0.00	0.00	0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	356,890.88	0.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	3,783,718.59	0.00	0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	58,000.00	0.00	0.00	58,000.00
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	67,000.00	0.00	0.00	67,000.00
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				

20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,541,574.00	0.00	0.00	6,541,574.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	12,000.00	12,000.00	0.00	0.00
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

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

PHA Name: Virgin Islands Housing Authority		Grant Type and Number Capital Fund Program Grant No: VQ46P00150108 Replacement Housing Factor Grant No:				Federal FY of Grant: 2008		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		916,096.00	0.00	0.00	0.00	
HA-Wide	IT Improvements	1408		349,847.87	0.00	0.00	0.00	
HA-Wide	VOIP	1408		250,000.00	0.00	0.00	0.00	
HA-Wide	Staff Training	1408		50,000.00	0.00	0.00	0.00	
HA-Wide	Salaries	1410		535,020.66	0.00	0.00	0.00	
HA-Wide	Sundry	1410		15,000.00	0.00	0.00	0.00	
HA-Wide	Travel/Training	1410		10,000.00	0.00	0.00	0.00	
HA-Wide	Salaries	1430		306,890.88	0.00	0.00	0.00	
HA-Wide	A/E Services	1430		50,000.00	0.00	0.00	0.00	
VQ0010000011								
Harris Court	Curb appeal/landscaping	1450		50,000.00	0.00	0.00	0.00	
Harris Court	Interior Bldg Sys. & Structural Repairs	1460		60,000.00	0.00	0.00	0.00	
Harris Court	Roof re-surfacing/downspouts Phase II	1460		500,000.00	0.00	0.00	0.00	
Harris Court	Exterior Bldg Sys. & Structural Repairs	1460		90,000.00	0.00	0.00	0.00	
VQ0010000012								

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

Tutu Highrise	Ext. Bldg Sys/Struct. Repairs, Com Centr	1460		85,000.00	0.00	0.00	0.00
Tutu Highrise	Bldg Sys failure/downspout repairs	1460		42,718.59	0.00	0.00	0.00
VQ0010000013							
Estate Bovoni	Ext. Bldg Sys/Struct. Repairs, Com Centr	1460		425,000.00	0.00	0.00	0.00
VQ0010000014							
Pearson Gardens	Curb appeal/landscaping	1450		50,000.00	0.00	0.00	0.00
Pearson Gardens	Bldg Systems & Structural Repairs	1460		30,000.00	0.00	0.00	0.00
VQ0010000015							
Kirwan Terrace	Interior Bldg Sys & Structural Repairs	1460		100,000.00	0.00	0.00	0.00
Contant Knolls	Exterior Bldg Sys & Structural Repairs	1460		900,000.00	0.00	0.00	0.00
VQ0010000021							
Jackson Terrace	Exterior Painting	1460		108,000.00	0.00	0.00	0.00
VQ0010000022							
JFK Terrace	Fabricate/install handrails @stairwells	1460	95,000.00	0.00	0.00	0.00	0.00
VQ0010000023							
Cand. Guadeloupe	Curb appeal/landscaping	1450	50,000.00	0.00	0.00	0.00	0.00
Cand. Guadeloupe	Exterior Bldg Sys & Structural Repairs	1460	700,000.00	0.00	0.00	0.00	0.00
VQ0010000025							
Wilfred Pedro	Replace meter banks/fire code reg.	1460	180,000.00	0.00	0.00	0.00	0.00
Wilfred Pedro	Front/back door replacements	1460	98,000.00	0.00	0.00	0.00	0.00
Wilfred Pedro	Security fencing/lighting	1460	40,000.00	0.00	0.00	0.00	0.00
HA-wide	Vacant Unit Rehab	1460	330,000.00	0.00	0.00	0.00	0.00
HA-wide	Vehicle - MOD STT	1475	28,000.00	0.00	0.00	0.00	0.00
HA-wide	Steamers/power washers	1475	30,000.00	0.00	0.00	0.00	0.00

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

PHA Name: Virgin Islands Housing Authority		Grant Type and Number Capital Fund Program No: VQ46P00150108 Replacement Housing Factor No:				Federal FY of Grant: 2008	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates and Item Descriptions
	Original	Revised	Actual	Original	Revised	Actual	
HA-wide	Vacant Unit Rehabilitation, STT	09/12/09		09/12/11			
HA-wide	Vacant Unit Rehabilitation, STX	09/12/09		09/12/11			
HA-Wide	(1) Vehicle Mod STX	09/12/09	09/12/08	09/12/11			
HA-Wide	IT Equipment	09/12/09		09/12/11			
HA-Wide	Relocation Specialist STT	09/12/09		09/12/11			
HA-Wide	Relocation Specialist STX	09/12/09	09/12/08	09/12/11			

ATTACHMENT
FY2007 CAPITAL FUND
PROGRAM ANNUAL STATEMENT

Performance & Evaluation Report
Part I: Summary
Capital Fund 2007

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

HA Name		Comprehensive Grant Number			FFY of Grant Approval
Virgin Islands Housing Authority		VQ46P00150107			2007
<input type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Revised Annual Statement	<input checked="" type="checkbox"/>	Performance & Evaluation Report for Program Year ending 2008
Summary by Development Account		Total Estimated Cost		Actual Cost	
Line No.		Original	Revised	Obligated	Expended
1	0110 Initial Budget				
2	1406 Operations	916,096.00	916,096.00	916,096.00	0.00
3	1408 Management Improvements	364,181.48	208,238.43	112,326.06	33,120.74
4	1410 Administration	523,552.66	529,495.71	520,995.71	5,943.05
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	374,410.88	374,410.88	294,410.88	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	4,108,671.32	4,108,671.32	0.00	0.00
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures	22,000.00	0.00	0.00	0.00
13	1475 Non-Dwelling Equipment	61,705.66	172,000.00	87,171.28	82,171.28
14	1485 Demolition				

16	1490 Replacement Reserve				
17	1495.1 Relocation Cost	0.00	61,705.66	0.00	0.00
18	1499 Development Activities				
19	1502 Contingency (may not exceed 10% of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-17)	6,370,618.00	6,370,618.00	1,930,999.93	121,235.07
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				

Performance & Evaluation Report
Part II, Supporting Pages
Capital Fund 2007

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing
VQ46P00150107

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406	916,096.00	916,096.00	916,096.00	0.00	In Progress
HA-wide	Salaries	1408	64,181.48	64,181.48	64,181.48	10,929.84	In Progress
HA-wide	IT Improvements	1408	300,000.00	144,056.95	48,144.58	22,190.90	In Progress
HA-wide	Salaries	1410	515,052.66	515,052.66	515,052.66	0.00	In Progress
HA-wide	Sundry	1410	5,000.00	5,000.00	0.00	0.00	In Progress
HA-wide	Travel/Training	1410	3,500.00	3,500.00	0.00	0.00	In Progress
HA-wide	Benjamin Nazario settlement of claim	1410	0.00	5,943.05	5,943.05	5,943.05	In Progress
HA-wide	Salaries	1430	294,410.88	294,410.88	294,410.88	0.00	In Progress
HA-wide	Surveys/Appraisals - Remaining VIHA Properties	1430	80,000.00	80,000.00	0.00	0.00	In Planning Stage

form HUD 50075 (03/2006)

HA-wide	Vacant Unit Rehabilitation, STT	1460	2,400,000.00	2,400,000.00	0.00	0.00	In Planning
HA-wide	Vacant Unit Rehabilitation, STX	1460	1,708,671.32	1,708,671.32	0.00	0.00	In Planning
HA-Wide	(1) Vehicle Mod STX	1475	22,000.00	22,000.00	0.00	0.00	In Progress
HA-Wide	IT Equipment	1475	0.00	150,000.00	87,171.28	82,171.28	In Progress
HA-Wide	Relocation Specialist STT	1495	30,852.83	30,852.83	0.00	0.00	In Progress
HA-Wide	Relocation Specialist STX	1495	<u>30,852.83</u>	<u>30,852.83</u>	<u>0.00</u>	<u>0.00</u>	In Progress
TOTAL:			6,370,618.00	6,370,618.00	1,930,999.93	121,235.07	

Performance & Evaluation Report
Part III, Implementation Schedule
Capital Fund 2007

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46P00150107

Development Number/Name	General Description of Major Work Categories	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates
		Original	Revised	Actual	Original	Revised	Actual	
HA-wide	Operations	09/12/09		09/12/08	09/12/11			
HA-wide	Salaries	09/12/09		09/12/08	09/12/11			
HA-wide	IT Improvements	09/12/09		09/12/08	09/12/11			
HA-wide	Salaries	09/12/09		09/12/08	09/12/11			
HA-wide	Sundry	09/12/09			09/12/11			
HA-wide	Travel/Training	09/12/09			09/12/11			
HA-wide	Benjamin Nazario settlement of claim	09/12/09		09/12/08	09/12/11			
HA-wide	Salaries	09/12/09		09/12/08	09/12/11			
HA-wide	Surveys/Appraisals - Remaining VIHA Properties	09/12/09			09/12/11			
HA-wide	Vacant Unit Rehabilitation, STT	09/12/09			09/12/11			
HA-wide	Vacant Unit Rehabilitation, STX	09/12/09			09/12/11			
HA-Wide	(1) Vehicle Mod STX	09/12/09			09/12/11			
HA-Wide	IT Equipment	09/12/09		09/12/08	09/12/11			
HA-Wide	Relocation Specialist STT	09/12/09			09/12/11			

ATTACHMENT
FY2006 CAPITAL FUND
PROGRAM ANNUAL STATEMENT

Performance & Evaluation Report
Part I: Summary
Capital Fund 2006

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

HA Name		Comprehensive Grant Number		FFY of Grant Approval
Virgin Islands Housing Authority		VQ46P00150106		2006
<input type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Revised Annual Statement	<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008

e No.	Summary by Development Account		Total Estimated Cost		Actual Cost	Expended
			Original	Revised	Obligated	
1	0110	Initial Budget	136,650.00	0.00	0.00	0.00
2	1406	Operations	916,096.00	916,096.00	916,096.00	916,096.00
3	1408	Management Improvements	552,263.74	188,996.29	170,381.94	155,323.87
4	1410	Administration	527,168.64	495,549.57	490,861.13	486,151.73
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	737,020.54	371,719.97	331,426.02	276,074.74
8	1440	Site Acquisition				
9	1450	Site Improvement	457,136.65	495,346.67	325,980.57	220,327.69
10	1460	Dwelling Structures	2,466,169.71	3,359,696.21	3,330,462.36	801,105.62
11	1465.1	Dwelling Equipment				
12	1470	Non-Dwelling Structures	66,776.72	57,412.17	57,412.18	18,464.27
13	1475	Non-Dwelling Equipment	943,527.00	494,439.17	460,058.55	435,219.61
14	1485	Demolition		399,831.33	425,831.33	

16	1490 Replacement Reserve				
17	1495.1 Relocation Cost	0.00	23,721.62	23,721.62	0.00
18	1499 Development Activities				
19	1502 Contingency (may not exceed 10% of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-17)	6,802,809.00	6,802,809.00	6,532,231.70	3,308,763.53
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				

Performance & Evaluation Report

Part II, Supporting Pages
Capital Fund 2006

U.S. Department of Housing
and Urban Development
Office of Public and Indian
Housing
VQ46P00150106

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	ACC Amendment - Funding Increase	0110	195,215.00	0.00	0.00	0.00	Completed
HA-wide	Operations	1406	916,096.00	916,096.00	916,096.00	916,096.00	Completed
HA-wide	MIP Salaries STT	1408	357,220.74	2,248.07	2,248.07	2,248.07	Completed
HA-wide	MIP Salaries STX	1408	6,000.00	1,195.01	1,195.01	1,195.01	Completed
HA-wide	Abandoned Vehicle Removal & Sustaining Program STT	1408	50,000.00	44,000.00	30,490.00	24,226.30	In progress
HA-wide	Abandoned Vehicle Removal & Sustaining Program STX	1408	0.00	6,000.00	2,630.00	2,630.00	In progress
HA-wide	IT Improvements	1408	300,000.00	79,353.26	79,353.26	77,820.14	In progress
HA-wide	Section3/YouthBuild Manager	1408	0.00	36,905.29	36,905.29	29,644.04	In progress
HA-wide	IT Software & Services, Soft Costs	1408	0.00	19,294.66	17,560.31	17,560.31	In progress
HA-wide	Administrative Salaries STT	1410	494,086.64	427,524.77	427,524.77	427,524.77	Completed
HA-wide	Administrative Salaries STX	1410	0.00	36,883.69	36,883.69	36,883.69	Completed
HA-wide	Sundry	1410	18,560.00	8,560.00	3,871.56	1,951.05	In progress
HA-wide	MASS Consultant Fees	1410	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Travel/Training STT	1410	10,000.00	11,785.11	11,785.11	8,996.22	In progress
HA-wide	Travel/Training STX	1410	0.00	396.00	396.00	396.00	Completed
HA-wide	St. Claire Williams claim settlement	1410	0.00	10,400.00	10,400.00	10,400.00	Completed
HA-wide	Technical Salaries STT	1430	379,833.74	140,946.57	140,946.57	140,946.57	Completed
HA-wide	Technical Salaries STX	1430	0.00	64,806.45	64,806.45	64,806.45	Completed
HA-wide	EPC Consultant - 2nd Amendment Contract Extension/Utility Allowance Calculation	1430	33,318.52	51,331.22	35,997.27	35,997.27	In progress
HA-wide	RFP - Physical Needs Assessment/Viability Study	1430	250,000.00	7,148.75	7,148.75	7,148.75	Completed
HA-wide	RFP - On-Call A/E Services	1430	50,000.00	64,250.00	44,000.00	250.00	In progress
HA-wide	RFP - Cistern Recovery	1430	15,000.00	0.00	0.00	0.00	Reprogrammed
HA-wide	RFP - Playground/Recreation Site Revitalization	1430	25,000.00	0.00	0.00	0.00	Reprogrammed
VQ001013	Community Center Appraisal	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001031	Dwelling Unit Appraisal	1430	0.00	16,200.00	16,200.00	9,478.72	In progress
VQ001032	CommCenter,land etc Appraisal	1430	0.00	5,000.00	5,000.00	2,000.00	In progress
VQ001034	CommCenter,land etc Appraisal	1430	0.00	4,500.00	4,500.00	2,620.00	In progress
VQ001032	Survey Parcel #388, Annas Retreat	1430	0.00	5,800.00	5,800.00	5,800.00	Completed
HA-wide	Bordeaux property appraisal	1430	0.00	2,500.00	2,500.00	2,500.00	Completed
VQ001016	VQ16 property appraisals, Bldgs 1,2,3 & 9	1430	0.00	4,500.00	4,500.00	4,500.00	Completed
HA-wide	Handicapped Access Needs Assessment	1430	0.00	26.98	26.98	26.98	Completed
HA-wide	Energy Performance Contract Manager	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001015	Wms Delight Appraisals	1430	0.00	4,710.00	0.00	0.00	In progress
VQ001001	Restore Playground Equipment/Basketball	1450	35,000.00	4,494.40	4,494.40	2,895.20	Completed
VQ001002	Restore Playground Equipment/Basketball	1450	50,000.00	0.00	0.00	0.00	Reprogrammed
VQ001003	Restore Playvground Equipment/Basketball	1450	10,000.00	0.00	0.00	0.00	Reprogrammed

Performance & Evaluation Report

Part III, Implementation Schedule

Capital Fund 2006

**U.S. Department of
Housing
and Urban Development
Office of Public and Indian
Housing
VQ46P00150106**

Development Number/Name	General Description of Major Work Categories	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised
		Original	Revised	Actual	Original	Revised	Actual	
HA-wide	ACC Amendment - Funding Increase	07/17/08			07/17/10			Reprogrammed
HA-wide	Operations	07/17/08		07/17/08	07/17/10			
HA-wide	MIP Salaries STT	07/17/08		07/17/08	07/17/10			
HA-wide	MIP Salaries STX	07/17/08		07/17/08	07/17/10			
HA-wide	Abandoned Vehicle Removal & Sustaining Program STT	07/17/08		07/17/08	07/17/10			
HA-wide	Abandoned Vehicle Removal & Sustaining Program STX	07/17/08		07/17/08	07/17/10			
HA-wide	IT Improvements	07/17/08		07/17/08	07/17/10			
HA-wide	Section3/YouthBuild Manager	07/17/08		07/17/08	07/17/10			

form HUD 50075 (03/2006)

HA-wide	IT Software & Services, Soft Costs	07/17/08	07/17/08	07/17/10	
HA-wide	Administrative Salaries STT	07/17/08	07/17/08	07/17/10	
HA-wide	Administrative Salaries STX	07/17/08	07/17/08	07/17/10	
HA-wide	Sundry	07/17/08	07/17/08	07/17/10	
HA-wide	MASS Consultant Fees	07/17/08		07/17/10	Reprogrammed
HA-wide	Travel/Training STT	07/17/08	07/17/08	07/17/10	
HA-wide	Travel/Training STX	07/17/08	07/17/08	07/17/10	
HA-wide	St. Claire Williams claim settlement	07/17/08	07/17/08	07/17/10	
HA-wide	Technical Salaries STT	07/17/08	07/17/08	07/17/10	
HA-wide	Technical Salaries STX	07/17/08	07/17/08	07/17/10	
HA-wide	EPC Consultant - 2nd Amendment Contract Extension/Utility Allowance Calculation	07/17/08	07/17/08	07/17/10	
HA-wide	RFP - Physical Needs Assessment/Viability Study	07/17/08	07/17/08	07/17/10	
HA-wide	RFP - On-Call A/E Services	07/17/08	07/17/08	07/17/10	
HA-wide	RFP - Cistern Recovery	07/17/08		07/17/10	Reprogrammed
HA-wide	RFP - Playground/Recreation Site Revitalization	07/17/08		07/17/10	Reprogrammed
VQ001013	Community Center Appraisal	07/17/08		07/17/10	Reprogrammed
VQ001031	Dwelling Unit Appraisal	07/17/08	07/17/08	07/17/10	
VQ001032	CommCenter,land etc Appraisal	07/17/08	07/17/08	07/17/10	
VQ001034	CommCenter,land etc Appraisal	07/17/08	07/17/08	07/17/10	
VQ001032	Survey Parcel #388, Annas Retreat	07/17/08	07/17/08	07/17/10	
HA-wide	Bordeaux property appraisal	07/17/08	07/17/08	07/17/10	
VQ001016	VQ16 property appraisals, Bldgs 1,2,3 & 9	07/17/08	07/17/08	07/17/10	
HA-wide	Handicapped Access Needs Assessment	07/17/08	07/17/08	07/17/10	
HA-wide	Energy Performance Contract Manager	07/17/08		07/17/10	Reprogrammed
VQ001015	Wms Delight Appraisals	07/17/08		07/17/10	In planning stage
VQ001001	Restore Playground Equipment/Basketball	07/17/08	07/17/08	07/17/10	
VQ001002	Restore Playground Equipment/Basketball	07/17/08		07/17/10	Reprogrammed
VQ001003	Restore Playground Equipment/Basketball	07/17/08		07/17/10	Reprogrammed
VQ001004A	Restore Playground Equipment	07/17/08		07/17/10	Reprogrammed
VQ001005	Restore Playground Equipment	07/17/08		07/17/10	Reprogrammed

VQ001008	Replace Playground/Basketball Crt/Baseball Field	07/17/08		07/17/10	In planning stage
VQ001011	Renovate/Section 504 Improvements	07/17/08		07/17/10	Reprogrammed
VQ001012	Restore/Replace Playground Equipment	07/17/08		07/17/10	Reprogrammed
VQ001015	Restore/Replace Playground Equipt/Baseball Diamond	07/17/08	07/17/08	07/17/10	
VQ001016	Install Playgrnd Equipt 4,5,7,8/Restore Basketball Court	07/17/08	07/17/08	07/17/10	
VQ001016	Sidewalk Repairs (Bldgs. 10-12, 18 Comm. Center)	07/17/08		07/17/10	Reprogrammed
VQ001019	Restore Playground Equipment/Basketball Court	07/17/08		07/17/10	In planning stage
VQ001022	Install Benches/Half-Court Basketball	07/17/08	07/17/08	07/17/10	
VQ001031	Restore Playground Equipment	07/17/08		07/17/10	Reprogrammed
VQ001032	Restore Playground Equipment	07/17/08		07/17/10	Reprogrammed
VQ001033	504 Access ramp garbage bin/mailbox	07/17/08		07/17/10	Reprogrammed
VQ001044	Install Playground	07/17/08	07/17/08	07/17/10	
VQ001016	Install fence & rails	07/17/08		07/17/10	Reprogrammed
VQ001001	Separate water line from adjacent pvt Co-op	07/17/08	07/17/08	07/17/10	
VQ001001	Interior Concrete Repairs/Painting	07/17/08	07/17/08	07/17/10	
VQ001001	Water Meter Separation - VIHA & Co-Op	07/17/08	07/17/08	07/17/10	
VQ001002	Ext Painting/Struct.Conc. Repairs-Contract Modification	07/17/08	07/17/08	07/17/10	
VQ001004C	Replacement of Interior Stairs	07/17/08		07/17/10	Reprogrammed
VQ001004C	Gutter Flashing/Exterior Wall Sealant	07/17/08		07/17/10	Reprogrammed
VQ001005	Structural Concrete Repairs	07/17/08		07/17/10	Reprogrammed
VQ001005	Roof Resurfacing/Repairs/Downspouts	07/17/08	07/17/08	07/17/10	
VQ001007	Interior Concrete Repairs	07/17/08	07/17/08	07/17/10	
VQ001008	Exterior Painting & Structural Concrete Repairs	07/17/08		07/17/10	Reprogrammed
VQ001011	Exterior Painting & Structural Concrete Repairs	07/17/08		07/17/10	Reprogrammed
VQ001012	Site Handrails/Sidewalk Repairs	07/17/08		07/17/10	Reprogrammed
VQ001015	Roof Repair/Resurfacing - 53 units	07/17/08	07/17/08	07/17/10	
VQ001016	Roof Repairs/Resurfacing - Bldgs 9-18 & 22	07/17/08		07/17/10	Reprogrammed
VQ001019	Renovation of Back Porches - Bldg. A	07/17/08		07/17/10	Reprogrammed
VQ001019	Exterior Painting, Concrete Repairs	07/17/08		07/17/10	Reprogrammed
VQ001021	Roof Resurfacing - Comm. Cntr/Office	07/17/08		07/17/10	Reprogrammed
VQ001022	Roof Resurfacing	07/17/08	07/17/08	07/17/10	

VQ001022	Stairwell Stair Replacement	07/17/08	07/17/08	07/17/10	
VQ001044	Exterior Painting & Structural Concrete Repairs	07/17/08		07/17/10	Reprogrammed
HA-Wide	Director of Vacancy Rehab	07/17/08		07/17/10	Reprogrammed
HA-Wide	Vacant Unit Repairs	07/17/08		07/17/10	Reprogrammed
HA-wide	STT-Wide Extermination	07/17/08	07/17/08	07/17/10	
HA-wide	STX-Wide Extermination	07/17/08	07/17/08	07/17/10	
VQ001012	STX Central Office 2nd floor egress at elevator	07/17/08		07/17/10	Reprogrammed
VQ5,VQ16,Q19	Security Gates, Rails, Stair Treads	07/17/08	07/17/08	07/17/10	
VQ001005	Doors & masonry repairs	07/17/08		07/17/10	Reprogrammed
VQ001005	VQ5 Force Account Exterior Painting	07/17/08	07/17/08	07/17/10	
HA-wide-STT	Vacant Unit Repairs, Custom Bldrs Contract 2007-040	07/17/08	07/17/08	07/17/10	
VQ001012	STX Central Office 2nd floor egress at elevator	07/17/08	07/17/08	07/17/10	
VQ001005	VQ5 Comm Center Repl (2) A/C Units	07/17/08		07/17/10	Reprogrammed
VQ001007	VQ7 Comm Center Repl (2) A/C Units	07/17/08		07/17/10	Reprogrammed
VQ001016	VQ16 Mgr's Office Repl (2) A/C Units	07/17/08		07/17/10	Reprogrammed
VQ001019	VQ19 CommCenter Repl (4) A/C Units	07/17/08		07/17/10	Reprogrammed
VQ001021	Whim Security Gate repair	07/17/08		07/17/10	Reprogrammed
VQ001021	Roof Resurfacing - Comm. Cntr/Office	07/17/08	07/17/08	07/17/10	
VQ001012	STX Central Office exterior stair/handrails	07/17/08		07/17/10	Reprogrammed
VQ001001	VQ1 Community center repairs	07/17/08		07/17/10	Reprogrammed
VQ001005	VQ5 Community center repairs	07/17/08		07/17/10	Reprogrammed
VQ001007	VQ7 Community center repairs	07/17/08		07/17/10	Reprogrammed
VQ001016	VQ16 Community center repairs	07/17/08		07/17/10	Reprogrammed
VQ001019	VQ19 Community center repairs	07/17/08	07/17/08	07/17/10	
HA-Wide	Backhoe STT	07/17/08		07/17/10	Reprogrammed
HA-Wide	Backhoe STX	07/17/08		07/17/10	Reprogrammed
HA-Wide	(2) Dump Trucks - 1 -STT/ 1-STX	07/17/08		07/17/10	Reprogrammed
HA-Wide	(1) Manlift - STT	07/17/08		07/17/10	Reprogrammed
HA-Wide	(1) Wrecker	07/17/08		07/17/10	Reprogrammed
HA-Wide	(2) Bobcat/Trailer - STT/STX	07/17/08		07/17/10	Reprogrammed
HA-Wide	STT Maintenance Equipment- Riding Mowers&Trailer	07/17/08	07/17/08	07/17/10	
HA-Wide	STX Maintenance Equipment- Riding Mowers&Trailer	07/17/08	07/17/08	07/17/10	
HA-Wide STT	STT Maintenance Equipment - Landscaping Equipt	07/17/08	07/17/08	07/17/10	
HA-Wide STX	STX Maintenance Equipment - Landscaping Equipt	07/17/08		07/17/10	Reprogrammed
HA-Wide STT	IT Equipment STT	07/17/08	07/17/08	07/17/10	
HA-Wide STX	IT Equipment STX	07/17/08	07/17/08	07/17/10	

HA-Wide STT	Vehicle to be assigned to IT Division, STT	07/17/08		07/17/08	07/17/10	
HA-Wide STX	Vehicle to be assigned to IT Division, STX	07/17/08		07/17/08	07/17/10	
HA-Wide	Maintenance/Modernization Equipment	07/17/08		07/17/08	07/17/10	
HA-Wide	STT Central Office, Bkup Generator Transfer Switch	07/17/08		07/17/08	07/17/10	
VQ001005	Install A/C unit at Manager's Office	07/17/08			07/17/10	Reprogrammed
VQ001007	Install A/C unit at Manager's Office	07/17/08		07/17/08	07/17/10	
VQ001016	Install A/C unit at Manager's Office	07/17/08			07/17/10	Reprogrammed
VQ001019	Install A/C unit at Manager's Office	07/17/08			07/17/10	Reprogrammed
VQ001011	VQ11 Install A/C unit in lobby	07/17/08		07/17/08	07/17/10	
VQ001018/23	Asbestos & LBP Abatement	07/17/08		07/17/08	07/17/10	
HA-Wide STX	Relocation Specialist STX	07/17/08		07/17/08	07/17/10	

ATTACHMENT
FY2005 CAPITAL FUND
PROGRAM ANNUAL STATEMENT

Performance & Evaluation Report
Part I: Summary
Capital Fund 2005

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

HA Name		Comprehensive Grant Number			FFY of Grant Approval
Virgin Islands Housing Authority		VQ46P00150105			2005
<input type="checkbox"/>	Original Annual Statement	<input type="checkbox"/>	Revised Annual Statement	<input checked="" type="checkbox"/>	Performance & Evaluation Report for Program
Year ending 2008					
Summary by Development Account		Total Estimated		Actual	
		Cost		Cost	
Line No.		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	916,096.00	916,096.00	916,096.00	916,096.00

3	1408	Management Improvements	599,083.91	165,020.85	150,685.67	150,685.67
4	1410	Administration	442,102.92	442,102.92	577,773.46	403,424.53
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	403,127.52	559,070.03	246,026.61	225,672.29
8	1440	Site Acquisition				
9	1450	Site Improvement	0.00	15,952.03	12,895.85	6,345.20
10	1460	Dwelling Structures	2,129,767.83	2,041,162.85	2,098,556.25	1,738,199.34
11	1465.1	Dwelling Equipment				
12	1470	Non-Dwelling Structures	45,334.12	126,613.99	49,787.72	49,787.72
13	1475	Non-Dwelling Equipment	44,967.70	249,311.33	221,685.78	195,482.56
14	1485	Demolition				
16	1490	Replacement Reserve				
17	1495.1	Relocation Cost	0.00	65,150.00	61,500.19	14,572.43
18	1499	Development Activities				
19	1502	Contingency (may not exceed 10% of Line 20)				
20		Amount of Annual Grant (Sum of Lines 2-17)	4,580,480.00	4,580,480.00	4,335,007.53	3,700,265.74
21		Amount of Line 17 related to LBP abatement				
22		Amount of Line 17 related to Section 504 Compliance				
23		Amount of Line 17 related to Security				
24		Amount of Line 17 related to Energy Conservation				

Performance & Evaluation Report

Part II, Supporting Pages

Capital Fund 2005

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46P00150105

Development Number/Name	General Description of Major Work Categories	Devel opme nt Accou nt Numb er	Estimated Cost		Total Actual Cost		Status of
			Original	Revised	Funds	Funds	Proposed Work
					Obligated	Expended	
HA-Wide	Operations	1406	916,096.00	916,096.00	916,096.00	916,096	Completed
HA-Wide	Information Technology Improvements	1408	200,000.00	110,202.11	75,781.85	75,781.85	In progress
HA-Wide	MIP Goals & Activities	1408	151,904.00	0.00	0.00		Reprogrammed
HA-Wide	Salaries	1408	247,179.91	54,818.74	74,903.82	74,903.82	Completed
HA-Wide	STT Centrl Ofc Time/Attendance Equipt	1408	0.00	0.00	0.00	0.00	Reprogrammed
HA-Wide	Voice-Over-Internet-Protocol System	1408	0.00	0.00	0.00	0.00	Reprogrammed
HA-Wide	Administrative salaries	1410	421,302.92	421,302.92	571,169.41	396,820.48	Completed
HA-Wide	Sundry Administrative Costs	1410	10,800.00	10,800.00	413.53	413.53	In progress
HA-Wide	Travel/Training	1410	10,000.00	10,000.00	6,190.52	6,190.52	In progress
HA-Wide	Technical Salaries	1430	403,127.52	472,270.03	172,026.61	151,672.29	In progress
VQ001006	VQ6 deChabert Survey	1430	0.00	6,500.00	0.00	0.00	In progress
VQ001015	VQ15 Appraisals, Units 70,98,180	1430	0.00	4,800.00	0.00	0.00	In progress
VQ001015	VQ15 Appraisals/3 Units/Hmownership	1430	0.00	9,000.00	0.00	0.00	In progress
VQ001015	VQ15 Surveys, Units 70,98,180	1430	0.00	7,500.00	0.00	0.00	In progress
VQ001034	VQ34 Appraisal/2 Units/Hmownership	1430	0.00	6,000.00	0.00	0.00	In progress
HA-wide STX	Property Appraisals, PO-106551	1430	0.00	53,000.00	74,000.00	74,000.00	Completed
VQ001044	Tot Lot Equipt	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001021	Change Order #2, Security Gate	1450	0.00	2,312.00	2,312.00	2,312.00	Completed
HA-Wide	Site Improvements/Beautification Init.	1450	0.00	13,640.03	10,583.85	4,033.20	In progress
VQ001002, Jackson Terrace	Vacant Unit Rehab., #2006-056-01	1460	52,250.00	114,736.84	103,086.76	103,086.76	Completed

VQ001003, Harrigan Court	Vacant Unit Rehabilitation	1460	38,500.00	0.00	3,138.00	3,138.00	Completed
VQ001004B, Bassin Triangle	Vacant Unit Rehabilitation	1460	14,960.00	0.00	0.00	0.00	Reprogrammed
VQ001004C, Marley Homes	Vacant Unit Rehab., #2006-056-01	1460	21,837.83	265,899.70	265,899.70	265,899.70	Completed
VQ001010, Marley Addition	Vacant Unit Rehabilitation	1460	28,050.00	154,894.83	159,972.83	159,972.83	Completed
VQ001012, Aureo Diaz	Vacant Unit Rehabilitation	1460	145,750.00	0.00	0.00	0.00	Reprogrammed
VQ001015, Wms Delight	Vacant Unit Rehabilitation	1460	118,470.00	0.00	0.00	0.00	Reprogrammed
VQ001020, Hodge Pavilion	Vacant Unit Rehabilitation	1460	964,200.00	0.00	0.00	0.00	Reprogrammed
VQ001021, Whim Gardens	Vacant Unit Rehabilitation	1460	89,100.00	0.00	0.00	0.00	Reprogrammed
VQ001022, Mt. Pleasant	Vacant Unit Rehabilitation	1460	20,900.00	0.00	0.00	0.00	Reprogrammed
VQ001024A, Nicasio Nico	Vacant Unit Rehabilitation	1460	57,200.00	0.00	0.00	0.00	Reprogrammed
VQ001024B, C. Guadaloupe	Vacant Unit Rehab., #2006-056-01	1460	143,550.00	397,021.28	397,021.28	397,021.28	Completed
VQ001012, Aureo Diaz	Elevator violations	1460	5,000.00	5,000.00	0.00	0.00	In progress
VQ001016, Tutu Highrise	Claim Settlement - Zenon Construction	1460	250,000.00	0.00	0.00	0.00	Reprogrammed
VQ001016, Tutu Highrise	Exterior Painting & Sealing, Bldgs 16, 17, 18	1460	180,000.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Vacant Unit Rehabilitation	1460	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	504 Handicapped Access	1460	0.00	77,486.53	59,000.00	49,710.31	In progress
VQ001005, Harris Court	Contract #2006-035, Vacant Units	1460	0.00	213,391.22	218,654.41	218,654.41	Completed
VQ001016, Tutu Highrise Apts.	Contract #2006-035, Vacant Units	1460	0.00	0.00	85,000.00	85,000.00	Completed

VQ001008, JF Kennedy	Contract #2006-056-01, Vacant Units	1460	0.00	413,228.85	413,228.85	413,228.85	Completed
VQ001011, Lucinda Millin	Install ladder & cage in elevator pit	1460	0.00	12,489.18	6,540.00	6,540.00	In progress
VQ001022, Mt. Pleasant	Roof resurfacing	1460	0.00	23,372.39	23,372.39	23,372.39	Completed
VQ2, VQ8, VQ15	Wilson Construction/Surety & Const. Services, Vacant Unit Rehab	1460	0.00	83,250.00	83,250.00	0.00	Completed
VQ001005	Comprehensive Rehab, Post-Hurricane repairs, Contract #001-99	1460	0.00	267,817.22	267,817.22	0.00	In progress
VQ001005	Roof repairs	1460	0.00	12,574.81	12,574.81	12,574.81	Completed
VQ001008, JF Kennedy	Install Computer Lab Facility	1470	45,334.12	45,334.12	25,988.28	25,988.28	In progress
VQ001008, JF Kennedy	Installation of Handrails	1470	0.00	898.65	0.00	0.00	In planning stage
VQ001011, Lucinda Millin	VQ11Nurse Call/EmergExit/Fire System	1470	0.00	34,241.78	0.00	0.00	In planning stage
VQ001044, Contant Knolls	Install Laundry Room Facility	1470	0.00	22,340.00	0.00	0.00	In planning stage
VQ001021	Gate installation	1470	0.00	6,513.00	6,513.00	6,513.00	Completed
VQ001021, Wilfred Pedro	Mgrs Office roof resurfacing	1470	0.00	17,286.44	17,286.44	17,286.44	Completed
VQ001001, Pearson Gardens	Photo-copier maintenance	1475	400.00	400.00	850.00	850.00	Completed
VQ001004A, Berg's Home	Photo-copier maintenance	1475	400.00	400.00	850.00	850.00	Completed
VQ001005, Harris Court	Photo-copier maintenance	1475	940.12	940.12	0.00	0.00	Completed
VQ001007, Kirwan Terrace	Photo-copier maintenance	1475	850.00	850.00	850.00	850.00	Completed
VQ001008, JF Kennedy	Photo-copier maintenance	1475	99.00	99.00	0.00	0.00	Completed

VQ001011, Lucinda Millin	Photo-copier maintenance	1475	400.00	400.00	1,000.00	1,000.00	Completed
VQ001015, Wms Delight	Photo-copier maintenance	1475	99.00	99.00	0.00	0.00	Completed
VQ001016, Tutu Highrise	Photo-copier maintenance	1475	500.00	500.00	500.00	500.00	Completed
VQ001019, Estate Bovoni	Photo-copier maintenance	1475	400.00	400.00	850.00	850.00	Completed
VQ001020, Hodge Pavilion	Photo-copier maintenance	1475	99.00	99.00	0.00	0.00	Completed
VQ001024B, C. Guadeloupe	Photo-copier maintenance	1475	99.00	99.00	0.00	0.00	Completed
VQ001044, Contant Knolls	Photo-copier maintenance	1475	400.00	400.00	400.00	400.00	Completed
STT Central Office	Photo-copier maintenance	1475	8,558.92	8,558.92	9,872.49	8,558.92	Completed
STX Central Office	Photo-copier maintenance	1475	0.00	0.00	0.00	0.00	Completed
STT Maintenance Department	Photo-copier maintenance	1475	197.67	197.67	0.00	0.00	Completed
STX Maintenance Department	Photo-copier maintenance	1475	1,557.29	1,557.29	0.00	0.00	Completed
HA-wide	Maintenance equipment	1475	29,967.70	29,967.70	20,702.63	7,462.07	In progress
STT Central Office	2nd Floor A/C	1475	0.00	0.00	1,976.66	1,976.66	Completed
STT Central Office	Public Relations Office A/C	1475	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Photo-copier repairs	1475	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	IT Equipment	1475	0.00	30,000.00	19,616.00	7,966.91	In progress
HA-wide	CAT 6 LAN Upgrades, remote communities	1475	0.00	10,125.63	0.00	0.00	In progress
VQ001012, STX Central Office	Install backup generator transfer switch	1475	0.00	26,650.00	26,650.00	26,650.00	Completed
HA-wide STT	Backhoe & associated equipment	1475	0.00	68,784.00	68,784.00	68,784.00	Completed
HA-wide STX	Backhoe & associated equipment	1475	0.00	68,784.00	68,784.00	68,784.00	Completed
HA-wide	Moving Services contract	1495	0.00	50,150.00	48,852.76	1,925.00	In progress
HA-wide - STX	Relocation, STX	1495	0.00	15,000.00	12,647.43	12,647.43	In progress
Total:			4,580,480.00	4,580,480.00	4,335,007.53	3,700,265.74	

**Performance & Evaluation Report
Part III, Implementation Schedule
Capital Fund 2005**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46P00150105**

Development Number/Name	General Description of Major Work Categories	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for R
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Operations	08/17/07		08/17/07	08/17/09			
HA-Wide	Information Technology Improvements	08/17/07		08/17/07	08/17/09			
HA-Wide	MIP Goals & Activities	08/17/07		08/17/07	08/17/09			
HA-Wide	Salaries	08/17/07		08/17/07	08/17/09			
HA-Wide	STT Centrl Ofc Time/Attendance Equipt	08/17/07		08/17/07	08/17/09			
HA-Wide	Voice-Over-Internet-Protocol Sysytem	08/17/07			08/17/09			Funds were re
HA-Wide	Administrative salaries	08/17/07		08/17/07	08/17/09			
HA-Wide	Sundry Administrative Costs	08/17/07		08/17/07	08/17/09			
HA-Wide	Travel/Training	08/17/07		08/17/07	08/17/09			
HA-Wide	Technical Salaries	08/17/07		08/17/07	08/17/09			
VQ001006	VQ6 deChabert Survey	08/17/07			08/17/09			Funds were re
VQ001015	VQ15 Appraisals, Units 70,98,180	08/17/07			08/17/09			Funds were re
VQ001015	VQ15 Appraisals/3 Units/Hmownership	08/17/07			08/17/09			Funds were re
VQ001015	VQ15 Surveys, Units 70,98,180	08/17/07			08/17/09			Funds were re
VQ001034	VQ34 Appraisal/2 Units/Hmownership	08/17/07			08/17/09			Funds were re
HA-wide STX	Property Appraisals, PO-106551	08/17/07		08/17/07	08/17/09			
VQ001044	Tot Lot Equipt	08/17/07		08/17/07	08/17/09			
VQ001021	Change Order #2, Security Gate	08/17/07		08/17/07	08/17/09			
HA-Wide	Site Improvements/Beautification Init.	08/17/07		08/17/07	08/17/09			
VQ001002, Jackson Terrace	Vacant Unit Rehab., #2006-056-01	08/17/07		08/17/07	08/17/09			
VQ001003, Harrigan Court	Vacant Unit Rehabilitation	08/17/07		08/17/07	08/17/09			
VQ001004B, Bassin Triangle	Vacant Unit Rehabilitation	08/17/07		08/17/07	08/17/09			
VQ001004C, Marley Homes	Vacant Unit Rehab., #2006-056-01	08/17/07		08/17/07	08/17/09			

VQ001010, Marley Addition	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
VQ001012, Aureo Diaz	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
VQ001015, Wms Delight	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
VQ001020, Hodge Pavilion	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
VQ001021, Whim Gardens	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
VQ001022, Mt. Pleasant	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
VQ001024A, Nicasio Nico	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
VQ001024B, C. Guadaloupe	Vacant Unit Rehab., #2006-056-01	08/17/07	08/17/07	08/17/09	
VQ001012, Aureo Diaz	Elevator violations	08/17/07		08/17/09	In planning sta
VQ001016, Tutu Highrise	Claim Settlement - Zenon Construction	08/17/07	08/17/07	08/17/09	
VQ001016, Tutu Highrise	Exterior Painting & Sealing, Bldgs 16, 17, 18	08/17/07	08/17/07	08/17/09	
HA-wide	Vacant Unit Rehabilitation	08/17/07	08/17/07	08/17/09	
HA-wide	504 Handicapped Access	08/17/07	08/17/07	08/17/09	
VQ001005, Harris Court	Contract #2006-035, Vacant Units	08/17/07	08/17/07	08/17/09	
VQ001016, Tutu Highrise Apts.	Contract #2006-035, Vacant Units	08/17/07	08/17/07	08/17/09	
VQ001008, J.F. Kennedy	Contract #2006-056-01, Vacant Units	08/17/07	08/17/07	08/17/09	
VQ001011, Lucinda Millin	Install ladder & cage in elevator pit	08/17/07	08/17/07	08/17/09	
VQ001022, Mt. Pleasant	Roof resurfacing	08/17/07	08/17/07	08/17/09	
VQ2,VQ8, VQ15	Wilson Construction/Surety & Const. Services, Vacant Unit Rehab Comprehensive Rehab, Post-Hurricane repairs, Contract #001-99	08/17/07	08/17/07	08/17/09	
VQ001005	Roof repairs	08/17/07	08/17/07	08/17/09	
VQ001008, J.F. Kennedy	Install Computer Lab Facility	08/17/07	08/17/07	08/17/09	
VQ001008, J.F. Kennedy	Installation of Handrails	08/17/07		08/17/09	In planning sta
VQ001011, Lucinda Millin	VQ11Nurse Call/EmergExit/Fire System	08/17/07		08/17/09	In planning sta
VQ001044, Contant Knolls	Install Laundry Room Facility	08/17/07		08/17/09	In planning sta
VQ001021	Gate installation	08/17/07	08/17/07	08/17/09	
VQ001021, Wilfred Pedro	Mgrs Office roof resurfacing	08/17/07	08/17/07	08/17/09	
VQ001001, Pearson Gardens	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
VQ001004A, Berg's Home	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	

VQ001005, Harris Court	Photo-copier maintenance	08/17/07		08/17/09	In planning sta
VQ001007, Kirwan Terrace	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
VQ001008, J.F. Kennedy	Photo-copier maintenance	08/17/07		08/17/09	
VQ001011, Lucinda Millin	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
VQ001015, Wms Delight	Photo-copier maintenance	08/17/07		08/17/09	
VQ001016, Tutu Highrise	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
VQ001019, Estate Bovoni	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
VQ001020, Hodge Pavilion	Photo-copier maintenance	08/17/07		08/17/09	In planning sta
VQ001024B, C. Guadeloupe	Photo-copier maintenance	08/17/07		08/17/09	In planning sta
VQ001044, Contant Knolls	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
STT Central Office	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
STX Central Office	Photo-copier maintenance	08/17/07		08/17/09	Funds were re
STT Maintenance Department	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
STX Maintenance Department	Photo-copier maintenance	08/17/07	08/17/07	08/17/09	
HA-wide	Maintenance equipment	08/17/07	08/17/07	08/17/09	
STT Central Office	2nd Floor A/C	08/17/07	08/17/07	08/17/09	
STT Central Office	Public Relations Office A/C	08/17/07		08/17/09	Funds were re
HA-wide	Photo-copier repairs	08/17/07		08/17/09	Funds were re
HA-wide	IT Equipment	08/17/07	08/17/07	08/17/09	
HA-wide	CAT 6 LAN Upgrades, remote communities	08/17/07		08/17/09	In planning sta
VQ001012, STX Central Office	Install backup generator transfer switch	08/17/07	08/17/07	08/17/09	
HA-wide STT	Backhoe & associated equipment	08/17/07	08/17/07	08/17/09	
HA-wide STX	Backhoe & associated equipment	08/17/07	08/17/07	08/17/09	
HA-wide	Moving Services contract	08/17/07	08/17/07	08/17/09	
HA-wide - STX	Relocation, STX	08/17/07	08/17/07	08/17/09	

ATTACHMENT
FY2004 CAPITAL FUND
PROGRAM ANNUAL STATEMENT

Performance & Evaluation Report
Part I: Summary
Capital Fund 2004

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

HA Name Virgin Islands Housing Authority		Comprehensive Grant Number VQ46P00150104			FFY of Grant Approval 2004	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement			<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008	
Summary by Development Account Line No.		Total Estimated		Actual		
		Cost		Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations	850,416.60	850,416.60	850,416.60	850,416.60	
3	1408 Management Improvements	300,000.00	438,355.73	438,355.73	438,355.73	
4	1410 Administration	302,454.08	415,160.31	415,160.31	415,160.31	
5	1411 Audit	0.00	0.00	0.00	0.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	380,756.26	126,168.23	126,168.23	126,168.23	
8	1440 Site Acquisition					
9	1450 Site Improvement	150,000.00	443,143.93	442,715.28	22,593.65	
10	1460 Dwelling Structures	1,868,456.06	1,686,669.10	1,687,097.75	1,686,669.10	

11	1465.1 Dwelling Equipment			0.00	
12	1470 Non-Dwelling Structures	28,000.00	10,285.00	10,285.00	10,285.00
13	1475 Non-Dwelling Equipment	200,000.00	212,090.93	212,090.93	212,090.93
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost	172,000.00	69,793.17	69,793.17	69,793.17
18	1499 Development Activities				
19	1502 Contingency (may not exceed 10% of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-17)	4,252,083.00	4,252,083.00	4,252,083.00	3,831,532.72
21	Amount of Line 17 related to LBP abatement	100,000.00	0.00	0.00	0.00
22	Amount of Line 17 related to Section 504 Compliance	250,000.00	0.00	0.00	0.00
23	Amount of Line 17 related to Security	0.00	0.00	0.00	0.00
24	Amount of Line 17 related to Energy Conservation				

**Performance & Evaluation Report
Part II: Supporting Pages
Capital Fund 2004**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46P00150104**

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of
			Original	Revised	Funds Obligated	Funds Expended	Proposed Work
HA-wide	Operations	1406	850,416.60	850,416.60	850,416.60	850,416.60	Completed
HA-wide	Information Technology improvements	1408	300,000.00	203,494.50	203,494.50	203,494.50	Completed
HA-wide	Management Improvement Salaries STT	1408	0.00	67,047.16	67,047.16	67,047.16	Completed
HA-wide	Management Improvement Salaries STX	1408	0.00	25,531.29	25,531.29	25,531.29	Completed
HA-wide	Voice Over Internet Protocol System	1408	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	EPC Consultant	1408	0.00	9,642.50	9,642.50	9,642.50	Completed
HA-wide	Emphasys Annual Maintenance Fee	1408	0.00	57,557.12	57,557.12	57,557.12	Completed
HA-wide	Salary Allocations	1408	0.00	75,083.16	75,083.16	75,083.16	Completed
HA-wide	Administrative salaries STT	1410	302,454.08	368,356.32	368,356.32	374,118.28	Completed

form HUD 50075 (03/2006)

HA-wide	Administrative salaries STX	1410	0.00	44,625.01	44,625.01	41,042.03	Completed
HA-wide	Microsoft System Engineer Training	1410	0.00	2,178.98	2,178.98	0.00	In progress
HA-wide	Technical salaries STT	1430	350,756.26	69,814.74	69,814.74	69,814.74	Completed
HA-wide	Technical salaries STT	1430	0.00	12,525.86	12,525.86	12,525.86	Completed
HA-wide	Blueprints, Specifications upgrade	1430	30,000.00	29,774.46	29,774.46	29,774.46	Completed
VQ001006	VQ6 deChabert Appraisal	1430	0.00	5,500.00	5,500.00	5,500.00	Completed
VQ001006	VQ6 deChabert Survey	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001014	VQ14 Appraisal, Comm Center	1430	0.00	1,030.00	1,030.00	1,030.00	Completed
VQ001015	VQ15 Appraisals, Units 70,98,180	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001015	VQ15 Appraisals/3 Units/Hmownership	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001015	VQ15 Appraisal, Comm Center	1430	0.00	1,030.00	1,030.00	1,030.00	Completed
VQ001015	VQ15 Surveys, Units 70,98,180	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001020	VQ20 Hodge Pav Com Bldg Appraisal	1430	0.00	0.00	0.00	0.00	Reprogrammed
VQ001020	VQ20 Hodge Pav Comm Bldg Survey	1430	0.00	493.17	493.17	493.17	Completed
VQ001031	VQ31 Appraisal/1 Unit/Homeownership	1430	0.00	3,000.00	3,000.00	3,000.00	Completed
VQ001032	VQ32 Appraisal/1 Unit/Homeownership	1430	0.00	3,000.00	3,000.00	3,000.00	Completed
VQ001034	VQ34 Appraisal/2 Units/Hmownership	1430	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Site Improvements	1450	150,000.00	22,593.65	22,593.65	22,593.65	Completed
VQ001001	Install 8" PVC Sewer Line	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001002	Repair Lightpole, provide Security Lighting	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001012	Sitework, Drainage	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001003	Driveway, Parking, Retaining Wall	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001015	Valves/boxes, waterlines, PVC lines	1450	0.00	0.00	0.00	0.00	Reprogrammed
VQ001004B	VQ4B Playground Restoration	1450	0.00	133,735.13	133,735.13	0.00	In progress
VQ001004B	VQ4C Playground Restoration	1450	0.00	194,573.25	194,144.60	0.00	In progress
VQ001022	VQ22 Playground Restoration	1450	0.00	92,241.90	92,241.90	0.00	In progress
HA-wide	Architectural/Engineering salaries	1460	257,390.26	0.00	0.00	0.00	Reprogrammed
HA-wide	504 alterations	1460	250,000.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Dwelling Structure rehabilitation	1460	259,915.80	2,432.75	2,432.75	2,332.75	Completed
VQ001006	Structural repairs	1460	60,000.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Asbestos & Lead Based Paint Abatement	1460	100,000.00	0.00	0.00	0.00	Reprogrammed
VQ001003	Asbestos & Lead Based Paint Abatement	1460	100,000.00	0.00	0.00	0.00	Reprogrammed
VQ001019	Asbestos & Lead Based Paint Abatement	1460	100,000.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Exterior Painting	1460	247,050.00	0.00	0.00	0.00	Reprogrammed
VQ001002	Exterior Painting	1460	247,050.00	0.00	0.00	0.00	Reprogrammed
VQ001012	Exterior Painting	1460	247,050.00	0.00	0.00	0.00	Reprogrammed

VQ001015	Contract No. 2004-029-02, CO #1	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001024A	Roof Repairs & Soffit Replacement	1460	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide STT	STT Vacant Unit Repairs, Indefinite Qty 2005	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001004B	Install Gutters & Downspouts	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001004A	VQ4A, Repair fire damage Bld 11, U 22	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001005	VQ5, Repair fire damage Bldg 1, Apt 3	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001019	VQ19, Repair fire damage Bld E, U 314	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001008	VQ8 Handrails/Comm Center Bldg	1460	0.00	12,760.50	0.00	0.00	In progress
VQ001011	VQ11Nurse Call/EmergExit/Fire System	1460	0.00	29,229.79	0.00	0.00	In progress
VQ001011	VQ11 OSHA Violations for Elevator	1460	0.00	4,283.94	4,283.94	4,283.94	Completed
VQ001016	VQ16 OSHA Violations/Handrails/4,5,7,8	1460	0.00	9,282.94	61,382.74	61,382.74	Completed
VQ001019	Deferred maintenance, Units 299 & 339	1460	0.00	21,765.50	34,000.00	34,000.00	Completed
VQ001007	Fire damage repair materials, Unit 75	1460	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Repairs to Vacant Units	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001020	Change Order No. 3, Contract #2004-031-02	1460	0.00	99,150.00	99,150.00	99,150.00	Completed
VQ001011	Door Frames, Exit Signs	1460	0.00	21,915.45	0.00	0.00	In progress
VQ001016	Contract #2005-458,VQ16 Ext Painting etc.	1460	0.00	122,015.50	122,015.50	122,015.50	Completed
VQ001002	VQ2,Repairs for VQ24A relocation	1460	0.00	53,933.00	53,933.00	53,933.00	Completed
VQ001004B	VQ4B,Repairs for VQ24A relocation	1460	0.00	30,385.00	30,385.00	30,385.00	Completed
VQ001003	VQ3,Repairs for VQ24A relocation	1460	0.00	14,268.00	14,268.00	14,268.00	Completed
VQ001010	VQ10,Repairs for VQ24A relocation	1460	0.00	12,428.00	12,428.00	12,428.00	Completed
VQ001008	VQ8,Repairs for VQ24A relocation	1460	0.00	32,536.20	32,536.20	32,297.56	Completed
VQ001012	VQ12,Repairs for VQ24A relocation	1460	0.00	8,659.00	8,659.00	8,569.00	Completed
VQ001015	VQ15,Repairs for VQ24A relocation	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001024B	VQ24B,Repairs for VQ24A relocation	1460	0.00	34,209.50	34,209.50	34,209.50	Completed
HA-wide STT	Contract #2006-035 Rupert George Const.	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Contract #2006-035 Rupert George Const.	1460	0.00	27,980.91	27,981.00	27,981.00	Completed
VQ001004A	Contract #2006-035 Rupert George Const.	1460	0.00	195,867.00	195,867.00	195,867.00	Completed
VQ001005	Contract #2006-035 Rupert George	1460	0.00	205,593.52	205,593.52	205,593.51	Completed

	Const.						
VQ001007	Contract #2006-035 Rupert George Const.	1460	0.00	101,325.04	101,325.04	101,325.04	Completed
VQ001016	Contract #2006-035 Rupert George Const.	1460	0.00	391,734.00	391,734.00	391,734.00	Completed
VQ001019	Contract #2006-035 Rupert George Const.	1460	0.00	27,981.00	27,981.00	27,981.00	Completed
VQ001044	Contract #2006-035 Rupert George Const.	1460	0.00	135,148.23	135,148.23	135,148.23	Completed
VQ001005	Contract #2007-037 Custom Builders, Inc.	1460	0.00	91,784.33	91,784.33	91,784.33	Completed
VQ001044	Generator, Pump House Hook-up	1470	28,000.00	0.00	0.00	0.00	Reprogrammed
VQ001013	Asbestos floor tile abatement, W. George	1470	0.00	10,285.00	10,285.00	10,285.00	Completed
HA-wide	Mod & Dev 2nd floor office renovations	1470	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Maintenance Equipment	1475	200,000.00	146,503.29	145,666.03	145,666.03	Completed
HA-wide	Engineering Wide-Format Copier, Toner, Maint. 1 Yr	1475	0.00	30,555.00	2,521.35	2,521.35	Completed
VQ001016	A/C Split System, IT/Cent. Off. STT	1475	0.00	13,227.00	3,365.00	3,365.00	Completed
HA-wide	Information Technology Equipment	1475	0.00	20,805.64	59,538.55	59,538.55	Completed
HA-wide STX	Replace A/C units, STX communities	1475	0.00	0.00	0.00	0.00	Reprogrammed
VQ001008	New A/C unit, JFK Community Center	1475	0.00	1,000.00	1,000.00	1,000.00	Completed
VQ001006	deChabert Relocation	1495	142,000.00	22,000.00	14,040.82	14,040.82	Completed
HA-wide	Relocation	1495	30,000.00	30,000.00	43,413.00	43,413.00	Completed
VQ001024A	Nicasio Nico Relocation	1495	<u>0.00</u>	<u>17,793.17</u>	<u>12,339.35</u>	<u>12,339.35</u>	Completed
Total:			4,252,083.00	4,252,083.00	4,252,083.00	3,831,532.72	

ATTACHMENT
FY2008 REPLACEMENT HOUSING FACTOR GRANTS
PROGRAM ANNUAL STATEMENT

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

Part I: Summary
FY 2008 Replacement Housing Factor Grant
1st Increment

HA Name Virgin Islands Housing Authority		Comprehensive Grant Number VQ46R00150108				FFY of Grant App 2008
Original Annual Statement		Revised Annual Statement			<input checked="" type="checkbox"/>	Performance & Evaluation Report for Program Year ending 2008
Summary by Development Account		Total Estimated Cost			Actual Cost	
Line No.		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					

10	1460 Dwelling Structures			
11	1465.1 Dwelling Equipment			
12	1470 Non-Dwelling Structures			
13	1475 Non-Dwelling Equipment			
14	1485 Demolition			
16	1490 Replacement Reserve			
17	1499 Development Activity	848,831.00	0.00	0.00
18	1495.1 Relocation Cost			
20	1502 Contingency (may not exceed 10% of Line 17)			
21	Amount of Annual Grant (Sum of Lines 2-16)	848,831.00	0.00	0.00
22	Amount of Line 17 related to LBP abatement			
23	Amount of Line 17 related to Section 504 Compliance			
24	Amount of Line 17 related to Security			
25	Amount of Line 17 related to Energy Conservation			

Performance & Evaluation Report

ANNUAL STATEMENT

Part II: Supporting Pages

FY 2008 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150108

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1499	848,831.00	0.00	0.00	0.00	In planning stage

| Total | | 848,831.00 | 0.00 | 0.00 | 0.00 |

**Performance & Evaluation Report
Part III
Implementation Schedule
Replacement Housing Factor
Grant**

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

VQ46R00150108

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter (Attach explanation)			Reasons Dates
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	N/A			N/A			

**Part I: Summary
 FY 2008 Replacement Housing Factor
 Grant
 2nd Increment**

**U.S. Department of Housing
 and Urban Development**

Office of Public and Indian Housing

HA Name		Comprehensive Grant Number		FFY of Grant Approval	
Virgin Islands Housing Authority		VQ46R00150208		2008	
Original Annual Statement		Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008	
Summary by Development Account		Total Estimated Cost		Actual Cost	
Line No.		Original		Revised	
		Obligated		Expended	
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
	1450 Site Improvement				

9						
10	1460	Dwelling Structures				
11	1465.1	Dwelling Equipment				
12	1470	Non-Dwelling Structures				
13	1475	Non-Dwelling Equipment				
14	1485	Demolition				
16	1490	Replacement Reserve				
17	1499	Development Activity	48,202.00	0.00	0.00	0.00
18	1495.1	Relocation Cost				
20	1502	Contingency (may not exceed 10% of Line 17)				
21		Amount of Annual Grant (Sum of Lines 2-16)	48,202.00	0.00	0.00	0.00
22		Amount of Line 17 related to LBP abatement				
23		Amount of Line 17 related to Section 504 Compliance				
24		Amount of Line 17 related to Security				
25		Amount of Line 17 related to Energy Conservation				

Performance & Evaluation Report

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Part II: Supporting Pages

FY 2008 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150208

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1499	48,202.00	0.00	0.00	0.00	In planning stage

Total		48,202.00	0.00	0.00	0.00
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**Performance & Evaluation Report
Part III
Implementation Schedule
Replacement Housing
Factor Grant**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46R00150208**

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter		
		Original	Revised	Actual	Original	Revised	Actual
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	N/A			N/A		

ATTACHMENT
FY2007 REPLACEMENT HOUSING FACTOR GRANTS
PROGRAM ANNUAL STATEMENT

Part I: Summary
FY 2007 Replacement Housing Factor Grant

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

HA Name Virgin Islands Housing Authority		Comprehensive Grant Number VQ46R00150107			FFY of Grant Approval 2007	
Original Annual Statement <input type="checkbox"/>		Revised Annual Statement <input type="checkbox"/>			Performance & Evaluation Report for Program Year ending 2008 <input checked="" type="checkbox"/>	
Summary by Development Account Line No.		Total Estimated Cost		Actual		
		Original	Revised	Cost Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					

7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	46,899.00	0.00	0.00
11	1465.1 Dwelling Equipment			
12	1470 Non-Dwelling Structures			
13	1475 Non-Dwelling Equipment			
14	1485 Demolition			
16	1490 Replacement Reserve			
17	1495.1 Relocation Cost			
18	1502 Contingency (may not exceed 10% of Line 17)			
20	Amount of Annual Grant (Sum of Lines 2-16)	46,899.00	0.00	0.00
21	Amount of Line 17 related to LBP abatement			
22	Amount of Line 17 related to Section 504 Compliance			
23	Amount of Line 17 related to Security			
24	Amount of Line 17 related to Energy Conservation			

Performance & Evaluation Report

ANNUAL STATEMENT

Part II: Supporting Pages

FY 2007 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150107

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Construction services related to the Warren E. Brown Development	1460	46,899.00	0.00	0.00	0.00	VIHA's revised RHF Plan for the entire 1st 5-Year In

form HUD 50075 (03/2006)

be used toward the re-
of the Warren E. Brown
It is in the planning sta

Total		46,899.00	0.00	0.00	0.00
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**Performance & Evaluation Report
Part III**

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

**Implementation Schedule
Replacement Housing
Factor Grant**

VQ46R00150107

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for F Dates
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	9/12/09			9/12/11			

**Part I: Summary
FY 2007 Replacement Housing Factor
Grant
2nd Increment**

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

HA Name	Comprehensive Grant Number		FFY of Grant Approval
Virgin Islands Housing Authority	VQ46R00150207		2007
Original Annual Statement	<input type="checkbox"/>	Revised Annual Statement	<input checked="" type="checkbox"/> Performance & Evaluation Repo for Program Year ending 2008
Summary by Development Account	Total Estimated Cost	Actual	

form HUD 50075 (03/2006)

Line No.			Cost			
			Original	Revised	Obligated	Expended
1		Total Non-CGP Funds				
2		1406 Operations				
3		1408 Management Improvements				
4		1410 Administration				
5		1411 Audit				
6		1415 Liquidated Damages				
7		1430 Fees and Costs				
8		1440 Site Acquisition				
9		1450 Site Improvement				
10		1460 Dwelling Structures	827,182.00	0.00	0.00	
11		1465.1 Dwelling Equipment				
12		1470 Non-Dwelling Structures				
13		1475 Non-Dwelling Equipment				
14		1485 Demolition				
16		1490 Replacement Reserve				
17		1495.1 Relocation Cost				
18		1502 Contingency (may not exceed 10% of Line 17)				
20		Amount of Annual Grant (Sum of Lines 2-16)	827,182.00	0.00	0.00	
21		Amount of Line 17 related to LBP abatement				
22		Amount of Line 17 related to Section 504 Compliance				
23		Amount of Line 17 related to Security				
24		Amount of Line 17 related to Energy Conservation				

ANNUAL STATEMENT

Part II: Supporting Pages

FY 2007 Replacement Housing Factor Grant

and Urban Development

Office of Public and Indian Housing

VQ46R00150207

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1460	827,182.00	0.00	0.00	0.00	VIHA's revised RHF Plan for the entire 2nd 5-Year Implementation Schedule will be used toward the re-evaluation of the Warren E. Brown Development. It is in the planning stage.
Total			827,182.00	0.00	0.00	0.00	

Performance & Evaluation Report

Part III

**Implementation Schedule
Replacement Housing Factor
Grant**

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150207

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revision Dates
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	9/12/09			9/12/11			

ATTACHMENT
FY2006 REPLACEMENT HOUSING FACTOR GRANTS
PROGRAM ANNUAL STATEMENT

**Part I: Summary
 FY 2006 Replacement Housing Factor
 Grant**

**U.S. Department of Housing
 and Urban Development**

Office of Public and Indian Housing

HA Name Virgin Islands Housing Authority		Comprehensive Grant Number VQ46R00150106		FFY of Grant Approval 2006	
Original Annual Statement		Revised Annual Statement		Performance & Evaluation Report for Program Year ending 2008 <input checked="" type="checkbox"/>	
Summary by Development Account Line No.		Total Estimated Cost		Actual	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	334,751.00	0.00	334,751.00	
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				

16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)		334,751.00	0.00	334,751.00
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				

Performance & Evaluation Report

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Part II: Supporting Pages

FY 2006 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150106

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status Prop W
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1460	334,751.00	0.00	334,751.00	0.00	VIHA's revised R... the entire 1st 5-Y... be used toward th... of the Warren E. I... It is in the plannin...
	Total		334,751.00	0.00	334,751.00	0.00	

Performance & Evaluation Report

Part III

Implementation Schedule

Replacement Housing Factor

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150106

form HUD 50075 (03/2006)

Grant

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Re Date
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	7/17/08			7/17/10			

**Performance & Evaluation Report
Part I: Summary
FY 2006 Replacement Housing Factor
Grant**

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

HA Name		Comprehensive Grant Number			FFY of Grant Approval	
Virgin Islands Housing Authority		VQ46R00150206			2006	
Original Annual Statement		<input type="checkbox"/> Revised Annual Statement			<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008	
Summary by Development Account		Total Estimated Cost		Actual Cost		
Line No.		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					

7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	600,981.00	0.00	600,981.00
11	1465.1 Dwelling Equipment			
12	1470 Non-Dwelling Structures			
13	1475 Non-Dwelling Equipment			
14	1485 Demolition			
16	1490 Replacement Reserve			
17	1495.1 Relocation Cost			
18	1502 Contingency (may not exceed 10% of Line 17)			
20	Amount of Annual Grant (Sum of Lines 2-16)	600,981.00	0.00	600,981.00
21	Amount of Line 17 related to LBP abatement			
22	Amount of Line 17 related to Section 504 Compliance			
23	Amount of Line 17 related to Security			
24	Amount of Line 17 related to Energy Conservation			

Performance & Evaluation Report

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Part II: Supporting Pages

FY 2006 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150206

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status Propos Work
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown	Professional fees & services related to	1460	600,981.00	0.00	600,981.00	0.00	VIHA's revised RHF

form HUD 50075 (03/2006)

Development	the Warren E. Brown Development						the entire 2nd 5-Year be used toward the of the Warren E. Bro It is in the planning
	Total			600,981.00	0.00	600,981.00	0.00

**Performance & Evaluation Report
Part III
Implementation Schedule
Replacement Housing Factor
Grant**

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

VQ46R00150206

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for R Dat
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	10/29/11			10/29/13			

ATTACHMENT
FY2005 REPLACEMENT HOUSING FACTOR GRANTS
PROGRAM ANNUAL STATEMENT

**Performance & Evaluation Report
Part I: Summary
FY 2005 Replacement Housing Factor
Grant**

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

HA Name	Comprehensive Grant Number	FFY of Grant Appr
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Original Annual Statement

Revised Annual Statement

Performance & Evaluation Report for Program Year ending

Line No.	Summary by Development Account	Total Estimated Cost		Actual	Expended
		Original	Revised	Cost Obligated	
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1499 Development Activity	230,992.00	0.00	230,992.00	
20	1502 Contingency (may not exceed 10% of Line 17)				
21	Amount of Annual Grant (Sum of Lines 2-16)	230,992.00	0.00	230,992.00	
22	Amount of Line 17 related to LBP abatement				

23	Amount of Line 17 related to Section 504 Compliance			
24	Amount of Line 17 related to Security			
25	Amount of Line 17 related to Energy Conservation			

Performance & Evaluation Report

ANNUAL STATEMENT

Part II: Supporting Pages

FY 2005 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150105

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1499	230,992.00	0.00	230,992.00	0.00	VIHA's revised RHP for the entire 1st 5-Year Plan will be used toward the development of the Warren E. Brown site. It is in the planning phase.
	Total		230,992.00	0.00	230,992.00	0.00	

Performance & Evaluation Report

Part III

Implementation Schedule

Replacement Housing

Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150105

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter		
		Original	Revised	Actual	Original	Revised	Actual
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	8/17/07		8/17/07	8/17/09		

**Part I: Summary
 FY 2005 Replacement Housing Factor
 Grant**

**U.S. Department of Housing
 and Urban Development**

Office of Public and Indian Housing

HA Name		Comprehensive Grant Number		FFY of Grant Approval
Virgin Islands Housing Authority		VQ46R00150205		2005
Original Annual Statement		<input type="checkbox"/> Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008
Summary by Development Account		Total Estimated Cost		Actual
Line No.		Original	Revised	Cost Obligated
1	Total Non-CGP Funds			
2	1406 Operations			
3	1408 Management Improvements			
4	1410 Administration			
5	1411 Audit			
6	1415 Liquidated Damages			
7	1430 Fees and Costs			
8	1440 Site Acquisition			
9	1450 Site Improvement			
10	1460 Dwelling Structures	423,575.00	0.00	423,575.00

11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)		423,575.00	0.00	423,575.00
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				

Performance & Evaluation Report

ANNUAL STATEMENT

Part II: Supporting Pages

FY 2005 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150205

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		S P
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1460	423,575.00	0.00	423,575.00	0.00	VIHA's revised the entire 2nd be used toward of the Warren It is in the plan
	Total		423,575.00	0.00	423,575.00	0.00	

**Performance & Evaluation Report
Part III
Implementation Schedule
Replacement Housing Factor
Grant**

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

VQ46R00150205

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reason
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	10/29/11			10/29/13			

ATTACHMENT
FY2004 REPLACEMENT HOUSING FACTOR GRANT
PROGRAM ANNUAL STATEMENT

**Part I: Summary
FY 2004 Replacement Housing Factor
Grant**

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

HA Name Virgin Islands Housing Authority	Comprehensive Grant Number VQ46R00150104		FFY of Grant Approval 2004
Original Annual Statement <input type="checkbox"/>	Revised Annual Statement <input type="checkbox"/>		Performance & Evaluation Report for Program Year ending 2008 <input checked="" type="checkbox"/>
Summary by Development Account	Total Estimated Cost		Cost Actual <input type="checkbox"/>

form HUD 50075 (03/2006)

Line No.		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,263,159.00	0.00	2,263,159.00	
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)	2,263,159.00	0.00	2,263,159.00	
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				

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FY 2004 Replacement Housing Factor Grant

and Urban Development
Office of Public and Indian Housing
VQ46R00150104

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost	
			Original	Revised	Funds Obligated	Funds Expended
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1460	2,263,159.00	0.00	2,263,159.00	0.00
Total			2,263,159.00	0.00	0.00	0.00

Performance & Evaluation Report
Part III
Implementation Schedule
Replacement Housing Factor Grant

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
VQ46R00150104

Development Number/Name	Item Description						
		Original	Revised	Actual	Original	Revised	Actual
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	1/18/09			1/18/11		

ATTACHMENT
FY2003 REPLACEMENT HOUSING FACTOR GRANT

PROGRAM ANNUAL STATEMENT

**Performance & Evaluation Report
Part I: Summary
FY 2003 Replacement Housing Factor Grant**

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

HA Name V.I. Housing Authority		Comprehensive Grant Number VQ46R00150103			FFY of Grant Approval 2003	
Original Annual Statement		Revised Annual Statement			<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008	
Summary by Development Account Line No.		Total Estimated		Actual		
		Cost		Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	1,625,675.00	1,625,675.00	1,625,675.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures					
11	1465.1 Dwelling Equipment					
12	1470 Non-Dwelling Structures					
13	1475 Non-Dwelling Equipment					
14	1485 Demolition					
16	1490 Replacement Reserve					
17	1495.1 Relocation Cost					

18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)	1,625,675.00	1,625,675.00	1,625,675.00	0.00
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				

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FY 2003 Replacement Housing Factor Grant

U.S. Department of Housing

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VQ46P00150103

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1430	1,625,675.00	0.00	1,625,675.00	0.00	VIHA's revised RHF proposes the entire 1st 5-Year be used toward the development of the Warren E. Br. It is in the planning
	Total		1,625,675.00	0.00	1,625,675.00	0.00	

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**Implementation Schedule
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U.S. Department of Housing

and Urban Development

**Office of Public and Indian
Housing**

VQ46R00150103

Grant, FY 2003

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	1/18/09			1/18/11			VIHA's revised R... entire 1st 5-Yr Inc... the development

ATTACHMENT
FY2002 REPLACEMENT HOUSING FACTOR GRANT
PROGRAM ANNUAL STATEMENT

Performance & Evaluation Report
Part I: Summary
FY 2002 Replacement Housing Factor Grant

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

HA Name V.I. Housing Authority		Comprehensive Grant Number VQ46R00150102			FFY of Grant Approval 2002	
Original Annual Statement		Revised Annual Statement			<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008	
Summary by Development Account		Total Estimated		Actual		
Line No.	Cost	Original	Revised	Cost	Obligated	Expended
1	Total Non-CGP Funds					

form HUD 50075 (03/2006)

2	1406	Operations				
3	1408	Management Improvements				
4	1410	Administration				
5	1411	Audit				
6	1415	Liquidated Damages				
7	1430	Fees and Costs	300,000.00	586,876.89	586,876.89	579,530.28
8	1440	Site Acquisition				
9	1450	Site Improvement				
10	1460	Dwelling Structures	783,303.00	496,426.11	496,426.11	0.00
11	1465.1	Dwelling Equipment				
12	1470	Non-Dwelling Structures				
13	1475	Non-Dwelling Equipment				
14	1485	Demolition				
16	1490	Replacement Reserve				
17	1495.1	Relocation Cost				
18	1502	Contingency (may not exceed 10% of Line 17)				
20		Amount of Annual Grant (Sum of Lines 2-16)	1,083,303.00	1,083,303.00	1,083,303.00	579,530.28
21		Amount of Line 17 related to LBP abatement				
22		Amount of Line 17 related to Section 504 Compliance				
23		Amount of Line 17 related to Security				
24		Amount of Line 17 related to Energy Conservation				

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U.S. Department of Housing
and Urban Development
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FY 2002 Replacement Housing Factor Grant

VQ46R00150102

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Warren E. Brown Development	Professional fees & services related to the Warren E. Brown Development	1430	300,000.00	586,876.89	579,530.28	579,530.28	VIHA's revised RHF Plan the remainder of the 1st Increment to be used to
Warren E. Brown Development	Warren E. Brown Development	1460	783,303.00	496,426.11	496,426.11	0.00	re-development of the Warren E. Brown site. It is in the plan
Total			1,083,303.00	1,083,303.00	1,083,303.00	579,530.28	

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Grant, FY 2002**

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

VQ46R00150102

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	1/18/09			1/18/11			VIHA's revised Plan the entire 1st 5-Yr Increment to be used to the development of the Warren E. Brown site. It is in the plan

ATTACHMENT
FY2000 REPLACEMENT HOUSING FACTOR GRANT
PROGRAM ANNUAL STATEMENT

**Performance & Evaluation Report
Part I: Summary
FY 2000 Replacement Housing Factor
Grant**

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

HA Name V.I. Housing Authority		Comprehensive Grant Number VQ46R00150102			FFY of Grant Approval 2002	
Original Annual Statement		Revised Annual Statement			X Performance & Evaluation Report for Program Year ending 2008	
Summary by Development Account		Total Estimated		Actual		
Line No.		Cost		Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration					
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	100,000.00	757,690.00	757,690.00	719,508.25	
8	1440 Site Acquisition					
9	1450 Site Improvement	140,000.00	0.00	0.00	0.00	
10	1460 Dwelling Structures	517,690.00	0.00	0.00	0.00	
11	1465.1 Dwelling Equipment					
12	1470 Non-Dwelling Structures					
13	1475 Non-Dwelling Equipment					
	1485 Demolition					

form HUD 50075 (03/2006)

14						
16		1490 Replacement Reserve				
17		1495.1 Relocation Cost				
18		1502 Contingency (may not exceed 10% of Line 17)				
20		Amount of Annual Grant (Sum of Lines 2-16)	757,690.00	757,690.00	757,690.00	719,508.25
21		Amount of Line 17 related to LBP abatement				
22		Amount of Line 17 related to Section 504 Compliance				
23		Amount of Line 17 related to Security				
24		Amount of Line 17 related to Energy Conservation				

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Office of Public and Indian Housing

FY 2000 Replacement Housing Factor Grant

VQ46R00150100

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Croixville	Professional services & fees related to the rehabilitation of the Croixville property	1430	100,000.00	0.00	0.00	0.00	Reprogrammed
Croixville	Site Improvement to include roadways, walkways, drainage facilities, sewers, and waterlines of the Croixville property	1450	140,000.00	0.00	0.00	0.00	Reprogrammed
Croixville	Development of the Croixville property	1460	517,690.00	0.00	0.00	0.00	Reprogrammed

Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	1430	0.00	757,690.00	38,181.75	0.00	VIHA's revised RHF Plan pr the remainder of the 1st 5-Yr Increment to be used toward re-development of the Warren Brown site. It is in the plann
VQ001023 L.E. Brown	Louis E. Brown Revitalization, Phase II	1430	<u>0.00</u>	<u>0.00</u>	<u>719,508.25</u>	<u>719,508.25</u>	Balance Reprogrammed
Total:			757,690.00	757,690.00	757,690.00	719,508.25	

**Performance & Evaluation Report
Part III
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Grant 2000**

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

VQ46R00150100

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons
		Original	Revised	Actual	Original	Revised	Actual	
Warren E. Brown Development	Professional services & fees related to the development of the Warren E. Brown site	1/18/09			1/18/11			VIHA's revised entire 1st 5-Yr the Warren E.

ATTACHMENT N

FY2005 – 2009 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001001	Paul M. Pearson Gardens	18	15%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$5,092
Replace Stair Handrails			\$2,387
Repair/Replace Damaged or Missing Trim			\$3,526
Replace Soffit Material			\$4,798
Replace Mailboxes			\$2,588
Repair Structural Concrete			\$125,970
Repair Portland Cement Stucco			\$17,906
Clean Stucco and Exterior Surfaces			\$51,728
Apply Penetrative Corosion Inhibitor			\$133,888
Provide Elastomeric Coating System			\$192,806
Replace Roof Insulation, 2-1/4", R-8.30, C-0.12			\$120,224
Provide Powered Attic Exhaust			\$21,225
Replace Gutters			\$9,106
Replace Downspout/ PVC Pipe			\$4,733
Provide Wrought Steel Picket Fence			\$88,850
Provide Dumpster Enclosure			\$3,488
Replace Dumpster Enclosure			\$3,488
Renovate Existing Play Areas & Provide New Equipment			\$186,450
Renovate Existing Play Areas & Equipment			\$13,000
Replace Deteriorated Concrete Parking/Drive Areas			\$58,500
Provide Landscaping; Sod, Trees, Shrubs			\$97,500
Replace HPS Wall Pack Fixtures			\$9,683
Misc. Exterior Painting			\$58,500
Provide Water Check Meters			\$49,200
Separate Water Service from COOP9			\$40,300
Provide Water Line Leak Detection and Repair			\$507,000
Bring Cistern Back On Line			\$40,000
Clean, Seal, and Repair Cisterns			\$215,631
Provide Solar Collectors on Roofs to Offset Electrical Load - 5W/SF			\$233,916
Video Scope Waste Lines and make Necessary Repairs			\$97,500
Provide Permanent LP Gas Service Lines			\$124,800
Provide Video Camera for Parking Lot, South Patio Area, Front and Rear Doors. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$48,750
Provide Propane Tank Storage Areas			\$19,500
Remove Abandoned Cars and Other Junk			\$3,026
Reinstall Cable TV Lines In Raceways			\$39,000
Provide Bath Exhaust Fan, Duct & Cap			\$28,313
Repair Concrete ceilings			\$7,800
Provide 24 hour security guard service (2 guards)			\$91,000

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001001	Paul M. Pearson Gardens	13	11%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$5,092	2009
Provide 24 hour security guard service (2 guards)			\$91,000	2009
Replace Windows - Alum.			\$359,610	2010
Provide Aluminum Hurricane Shutters			\$240,270	2010
Replace Entrance/Exit Doors & Hardware			\$93,996	2010
Replace Rear Entrance Doors & Hardware			\$75,945	2010
Replace Pedestrian Gate & Controls			\$104,475	2010
Repair Existing Benches and Provide Picnic Areas & Grills			\$9,750	2010
Replace Building & Unit Addresses			\$5,232	2010
Replace Project Sign & Lighting			\$8,560	2010
Replace Door Light Fixture			\$22,158	2010
Replace Stair Lighting - Fluorescent			\$11,898	2010
Replace Unit Floor Tile			\$1,011,047	2010
Replace Door Knobs with Lever Type Handle			\$18,407	2010
Provide Closet Doors Hinged Type			\$39,874	2010
Replace Kitchen Cabinets - Base Units			\$130,191	2010
Replace Kitchen Cabinets - Wall Units			\$104,459	2010
Replace Countertop - Plastic Laminate			\$53,058	2010
Replace Vanity Base Cabinet			\$27,852	2010
Provide Vanity Top w/ Integral Bowl & Faucet			\$22,840	2010
Replace Bath Medicine Cabinet and Bath Accessories			\$14,753	2010
Provide Mini-Blinds			\$44,302	2010
Provide Electric Ranges			\$46,714	2010
Provide Refrigerator			\$67,644	2010
Replace Refrigerator			\$67,644	2010
Replace Range Hoods / Self Vent			\$15,521	2010
Replace Toilet			\$50,494	2010
Replace Kitchen Sink w/ Faucets			\$70,370	2010
Replace Shower Faucets			\$31,392	2010
Replace Wall Hung Lavatory			\$15,764	2010
Replace Bath Accessories			\$9,546	2010
Replace Ceramic Shower Surround - 10%			\$8,188	2010
Replace Plumbing Shut-Offs			\$12,390	2010
Replace Water Supply Lines			\$102,330	2010
Provide Piping from Cisterns, Patio Laundry Connections, and Exterior Hose Bibbs			\$44,309	2010
Provide Through Wall AC Sleeve and Dedicated Circuit			\$273,120	2010
Provide Through Wall AC Unit			\$146,534	2010
Replace Water Heater - Electric			\$52,872	2010
Replace Washer and Dryer Hook-Ups			\$60,030	2010
Replace Light Fixtures			\$4,175	2010

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001001	Paul M. Pearson Gardens	18	15%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Provide Ceiling Fans in Bedrooms			\$27,168
Paint Apartment Interiors			\$122,520
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$15,420
Provide Fire Alarm System			\$390,000
Provide Emergency Generator 5000 w			\$10,400
Replace Equipment and Furnishings			\$10,400
Replace Equipment and Furnishings			\$10,400
Renovate Community Space/Building- see narrative for details			\$32,500
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$156,000
Section 504 Compliance - Convert Units Into Sensory Units			\$5,850
Renovate Public Restroom - Make Accessible			\$16,900
Section 504 Compliance - Management Office Improvements			\$19,500
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Provide 24 hour security guard service (2 guards)			\$91,000
Provide Building Survey and Testing for Asbestos. See 2.3.3 For Replacement costs			\$440,960
Replace Sidewalks			\$5,092
Provide 24 hour security guard service (2 guards)			\$91,000
Replace Deteriorated Concrete Parking/Drive Areas			\$58,500
Provide Parking Lot Striping			\$638
Repair Concrete ceilings			\$7,800
Provide 24 hour security guard service (2 guards)			\$91,000
Total estimated cost over next 5 years			\$ 7,948,428

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001002	D. Hamilton Jackson Terrace	18	17%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$3,055
Provide Bath GFI Receptacle			\$10,306
Provide Exterior GFI			\$3,904
Replace Metal Panel Roofing			\$227,694
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$93,262
Replace Gutters			\$7,878
Replace Downspout w/ PVC Pipe			\$13,882
Provide Steel Vehicle Control Bollards			\$22,750
Repair Concrete Retaining Wall			\$3,315
Provide Dumpster Enclosure			\$30,750
Perform Leak Detection Surveys - EPC 9			\$0
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$111,194
Replace Toilet - EPC			\$0
Provide Through Wall AC Sleeve and Dedicated Circuit			\$254,912
Repair Concrete ceilings			\$10,400
Replace Sidewalks			\$3,055
Provide Coating on Stair with Abrasive			\$10,412
Provide Epoxy Deck Coating System			\$5,039
Provide equipment and materials to deter pigeon roosting			\$13,000
Replace Windows - Alum. Jalousie			\$224,076
Replace Windows - Alum. Jalousie with Emergency Escape			\$89,701
Replace Entrance/Exit Doors & Hardware			\$86,163
Replace Patio Entrance Doors & Hardware			\$172,326
Provide/Replace Screen/Storm Doors			\$61,149
Repair/Replace First floor Patio Gates and Hardware			\$29,618
Provide New Play Area & Equipment. Upgrade/Repair Play Area 9			\$133,952
Repair Existing Benches and Provide Picnic Areas & Grills			\$5,200
Replace Building & Unit Addresses			\$4,796
Replace Project Sign & Lighting			\$8,560
Replace Door Light Fixture			\$20,312
Replace HPS Wall Pack Fixtures			\$9,037
Misc. Exterior Painting			\$45,500
Replace Waste Lines			\$32,760
Replace Gas Lines			\$54,600
Replace Water Supply Lines			\$910,000
Repair/Replace Pedestrian Gate & Controls			\$54,670
Replace Unit Floor Tile - See 2.2.1 for Asbestos Abatement			\$1,047,649
Replace Passage and Closet Doors & Hardware			\$18,412
Replace Kitchen Cabinets - Base Units			\$153,659

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001002	D. Hamilton Jackson Terrace	18	17%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Kitchen Cabinets - Wall Units			\$124,633
Replace Countertop - Plastic Laminate			\$62,622
Replace Vanity Base Cabinet			\$31,914
Provide Vanity Top w/ Integral Bowl & Faucet			\$26,171
Replace Bath Medicine Cabinet and Bath Accessories			\$13,523
Replace Range Hoods / Self Vent			\$14,227
Provide Bath Exhaust Fan, Duct & Cap			\$25,953
Replace Kitchen Sink w/ Faucets			\$64,506
Replace Shower Faucets			\$28,776
Replace Bath Accessories			\$8,751
Replace Ceramic Shower Surround			\$112,590
Replace Plumbing Shut-Offs			\$11,358
Replace Water Supply Lines			\$93,803
Replace Waste Lines/Stacks			\$53,213
Replace Water Heater - Electric			\$49,308
Replace Washer and Dryer Hook-Ups			\$55,028
Provide Kitchen Under Cabinet Light			\$15,248
Provide Ceiling Fans in Bedrooms			\$25,357
Paint Apartment Interiors			\$112,310
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$84,896
Repair/ Upgrade Fire Alarm System			\$182,000
Provide Emergency Generator 5000 w			\$10,400
Repair Concrete ceilings			\$10,400
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$78,000
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$3,900
Abate Asbestos Floor Tile			\$456,924
Repair/Replace Damaged or Missing Trim			\$30,388
Repair Concrete Structural Members			\$265,200
Repair Portland Cement Stucco and Terra Cotta BLock - 10%			\$150,871
Clean Concrete and Stucco Surfaces			\$195,261
Apply Penetrative Corosion Inhibitor			\$505,398
Provide Elastomeric Coating System			\$727,799
Replace Sidewalks			\$3,055
Repair Road and Dedicate			\$448,500
Remove Asphalt Pavement - 2"			\$9,653
Provide New Asphalt Surface - Resurface			\$64,209
Repair Parking Lot Base			\$6,348
Provide Landscaping; Sod, Trees, Shrubs			\$91,000
Replace Through Wall and Minisplit AC/Heat PTAC Units			\$9,944
Renovate Kitchen and Provide New Equipment			\$13,000
Replace Equipment and Furnishings			\$10,400

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001002	D. Hamilton Jackson Terrace	18	17%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Renovate Community Space/Building- see narrative for details			\$13,000	2010
Renovate Public Restroom - Make Accessible			\$33,800	2010
Section 504 Compliance - Management Office Improvements			\$19,500	2010
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2010
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$45,500	2011
Total estimated cost over next 5 years			8,432,083	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001003	Ludvig Harrigan Court	28	40%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$20,369	2008
Provide Stair Handrails			\$8,526	2008
Abate Asbestos Floor Tile			\$427,232	2008
Abate Asbestos Insulation and Shelving			\$85,446	2008
Provide Building Trim			\$10,213	2008
Repair Concrete Structural Members			\$132,600	2008
Repair Portland Cement Stucco - 10%			\$38,761	2008
Clean Concrete and Stucco Surfaces			\$50,160	2008
Apply Penetrative Corosion Inhibitor			\$129,830	2008
Provide Elastomeric Coating System			\$186,962	2008
Provide Roof Structure for Gable Roofing			\$150,710	2008
Provide/Replace Metal Panel Roofing			\$183,450	2008
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$75,140	2008
Replace Gutters			\$26,372	2008
Provide Gutter Guards			\$25,218	2008
Replace Downspout w/ PVC Pipe			\$8,834	2008
Repair concrete Patios			\$20,369	2008
Rework Handicap Ramp and Provide Concrete Curb			\$2,600	2008
Provide Stair Sealant with Non-Slip			\$8,450	2008
Replace Patio Handrails			\$23,872	2008
Repair/Replace Dumpster Enclosure			\$5,232	2008
Replace Windows - Alum.inum Jalousie			\$232,585	2008
Replace Windows - Aluminum Jalousie W/Emergency Escape			\$76,086	2008

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001003	Ludvig Harrigan Court	28	40%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Entrance/Exit Doors & Hardware			\$54,831	2008
Replace Rear Entrance Doors & Hardware			\$109,662	2008
Repair Cistern Pump House			\$6,500	2008
Renovate Existing Play Areas & Provide New Equipment ⁹			\$88,560	2008
Repair Existing Benches and Provide Picnic Areas & Grills			\$6,500	2008
Replace Building & Unit Addresses			\$3,052	2008
Replace Project Sign & Lighting			\$17,120	2008
Replace Deteriorated Concrete Parking/Drive Areas - 20%			\$74,100	2008
Provide Landscaping; Sod, Trees, Shrubs			\$65,000	2008
Replace Door Light Fixture			\$12,926	2008
Replace Stair Fixtures			\$8,392	2008
Replace HPS Wall Pack Fixtures			\$6,455	2008
Replace Pole Lights			\$9,140	2008
Misc. Exterior Painting			\$32,500	2008
Provide Epoxy Coating System			\$733	2008
Provide New Electric Meters, Meter Bases, Gear and Enclosures			\$65,000	2008
Perform Leak Detection ⁹			\$390,000	2008
Video Scope, Repair Waste Lines			\$23,400	2008
Repair/Replace Water Lines			\$7,800	2008
Bring Cistern Back On Line 9			\$40,000	2008
Clean, Seal, and Repair Cisterns 9			\$75,101	2008
Provide Pedestrian Gate & Hardware			\$58,175	2008
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$32,500	2008
Repair/Replace Propane Tank Storage Areas and Replace Gas Lines			\$45,500	2008
Replace Unit Ceramic Floor Tile			\$979,571	2008
Replace Passage Doors & Hardware			\$46,198	2008
Replace Bi-Fold Closet Doors w/ Hinged Type			\$48,845	2008
Replace Kitchen Cabinets - Base Units			\$69,007	2008
Replace Kitchen Cabinets - Wall Units			\$55,368	2008
Replace Countertop - Plastic Laminate			\$28,123	2008
Replace Vanity Base Cabinet			\$19,729	2008
Provide Vanity Top w/ Integral Bowl & Faucet			\$16,179	2008
Replace Bath Medicine Cabinet and Bath Accessories			\$8,360	2008
Replace Range Hoods / Self Vent			\$8,795	2008
Replace Kitchen Receptacles with GFCI Devices			\$2,413	2008
Provide Bath GFI Receptacle			\$6,371	2008
Provide Exterior GFI			\$2,413	2008
Provide Bath Exhaust Fan, Duct & Cap			\$16,044	2008
Replace Unit Electrical Panels and Rewire Unit			\$383,761	2008
Replace Toilet			\$28,613	2008

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001003	Ludvig Harrigan Court	28	40%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Kitchen Sink w/ Faucets			\$39,877	2009
Replace Shower Faucets			\$17,789	2009
Replace Bath Accessories			\$5,409	2009
Replace Ceramic Shower Surround			\$92,802	2009
Replace Water Supply Lines			\$57,987	2009
Replace Waste Lines/Stacks			\$53,040	2009
Provide Through Wall AC Sleeve and Dedicated Circuit			\$216,220	2009
Replace Water Heater - Electric			\$30,481	2009
Replace Washer and Dryer Hook-Ups			\$34,017	2009
Provide Kitchen Under Cabinet Light			\$9,426	2009
Provide Ceiling Fans in Bedrooms			\$21,508	2009
Paint Apartment Interiors			\$69,428	2009
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$72,010	2009
Provide Fire Alarm System			\$91,000	2009
Provide Emergency Generator 5000w			\$10,400	2009
Repair Concrete ceilings			\$31,200	2009
Replace Equipment and Furnishings			\$10,400	2009
Replace Equipment and Furnishings			\$10,400	2009
Renovate Community Space/Building- see narrative for details			\$19,500	2009
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$39,000	2009
Section 504 Compliance - Convert Units Into Sensory Units			\$2,600	2009
Renovate Public Restroom - Make Accessible			\$13,650	2009
Section 504 Compliance - Management Office Improvements			\$19,500	2009
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900	2009
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2009
Replace Sidewalks			\$4,074	2010
Replace Through Wall AC/Heat PTAC Units			\$2,913	2010
Replace Sidewalks			\$4,074	2010
Replace Deteriorated Concrete Parking/Drive Areas - 10%			\$37,050	2012
Repair Concrete ceilings			\$15,600	2012
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2012
Total estimated cost over next 5 years			5,930,008	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004A	H.H. Bergs Home	4	8%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Site Concrete			\$8,504
Provide Guardrails			\$3,410
Replace Siding Wirh Cement Board Siding			\$69,251
Replace Damaged or Missing Trim			\$13,876
Replace Mailboxes			\$2,157
Repair Structural Concrete - 5%			\$20,288
Clean Concrete Surfaces			\$16,672
Provide Elastomeric Coating System			\$124,280
Repair Roof & Penetration Flashing			\$7,150
Replace Gutters			\$18,071
Provide Gutter Guards			\$17,280
Replace Bottom 8' of Downspout w/ PVC Pipe			\$4,644
Replace Stair Handrails			\$20,462
Provide/Replace Dumpster Enclosure			\$3,488
Replace Windows - Alum. Double Wall Jalousie			\$143,947
Replace Windows - Alum. Double Wall Jalousie with Emergency Escape			\$42,448
Provide Fall Protection for Existing Play Equipment			\$13,000
Provide New Play Areas & Equipment ⁹			\$102,165
Replace Building & Unit Addresses			\$2,180
Replace Project Sign & Lighting			\$8,560
Provide Concrete Parking/Drive Areas			\$11,379
Provide Landscaping; Sod, Trees, Shrubs			\$57,200
Provide Storm Drainage Lines at High side of Buildings and Downspouts. Replace Portions of Concrete Walk			\$33,474
Provide additional Soils and Regrade at Foundation			\$5,717
Replace Door Light Fixture			\$9,233
Provide HPS Wall Pack Fixtures			\$17,457
Misc. Exterior Painting			\$34,320
Provide Water Check Meters			\$20,500
Replace Underground Piping ⁹			\$617,500
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$29,013
Provide Video Camera for Community Spaces. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$16,250
Remove Abandoned Cars and Other Junk			\$2,522
Provide Bath Exhaust Fan, Duct & Cap			\$11,797
Provide Emergency Generator 5000w			\$10,400
Provide Sensory Handicap Units			\$1,950
Renovate Public Restroom - Make Accessible			\$16,900
Section 504 Compliance - Management Office Improvements			\$19,500
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004A	H.H. Bergs Home	17	15%
Description of Needed Physical Improvements or Management Improvements			Planned Start Date (HA Fiscal Year)
			Estimated Cost
Replace Site Concrete			\$8,504
Provide Testing and Removal, and, Disposal of Asbestos Floor Tile			\$267,670
Provide Maintenance Storage Building			\$52,000
Replace Vinyl Tile Flooring, Base & Underlayment			\$128,595
Replace Unit Floor Tile			\$306,861
Remove Carpet and Provide Vinyl Risers and Treads			\$16,943
Replace Kitchen Cabinets - Base Units			\$83,814
Replace Kitchen Cabinets - Wall Units			\$67,248
Replace Countertop - Plastic Laminate			\$34,157
Replace Vanity Base Cabinet			\$14,507
Provide Vanity Top w/ Integral Bowl & Faucet			\$11,896
Replace Bath Medicine Cabinet and Bath Accessories			\$6,147
Replace Range Hoods / Self Vent			\$6,467
Replace Toilet			\$21,039
Replace Kitchen Sink w/ Faucets			\$29,321
Replace Tub and Faucets			\$34,143
Replace Bath Accessories			\$3,978
Provide Solid Surface Tub Walls			\$73,726
Replace Water Supply Lines			\$42,638
Replace Water Heater - Electric			\$22,030
Replace Washer and Dryer Hook-Ups			\$25,013
Replace Light Fixtures			\$1,740
Provide Ceiling Fans in Bedrooms			\$11,999
Paint Apartment Interiors			\$51,050
Replace Site Concrete			\$8,504
Remove Asphalt Pavement - 2"			\$3,475
Provide New Asphalt Surface - Resurface			\$23,115
Repair Parking Lot Base			\$11,426
Repair Concrete Retaining Wall			\$13,195
Total estimated cost over next 5 years			2,988,544

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004B	Alphonso "Piggy" Gerard	2	8%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$2,037
Replace Guardrails at Drainage Gutter			\$682
Repair Portland Cement Stucco - 10%			\$16,305
Clean Concrete and Stucco Surfaces			\$21,106
Provide Elastomeric Coating System			\$95,920
Replace Roof & Penetration Flashing			\$10,140
Repair Metal Panel Roofing - 5%			\$9,173
Provide Chain Link Fence			\$7,983
Provide Seal Coat and Stripe Lot			\$8,850
Provide New Asphalt Surface - New construction			\$26,077
Clean Drainage Gutter			\$2,600
Provide additional Soils and Regrade at Foundation			\$4,634
Regrade Earthen Areas North End of Development			\$3,900
Provide concrete Walls at Drainage Gutter and Backfill			\$20,481
Misc. Exterior Painting			\$40,560
Detect Leaks and Replace Water Supply Lines - EPC 9			\$0
Replace/Relocate Laundry Poles			\$25,350
Replace Range Hoods / Self Vent			\$3,363
Provide Bath GFI Receptacle			\$2,436
Replace Toilet - EPC			\$0
Replace Plumbing Shut-Offs			\$2,685
Replace Water Heater - Electric			\$11,456
Replace Sidewalks			\$2,037
Replace Sidewalks			\$2,037
Replace Siding With Cement Board Siding			\$26,774
Repair/Replace Damaged or Missing Trim			\$12,433
Replace Mailboxes			\$1,122
Cut Cistern to Grade. Place Demo materials in Cistern. Fill with Lightweight Concrete			\$14,794
Provide Wood Privacy Fence			\$2,538
Replace Wood Privacy Fence			\$9,476
Provide/Replace Dumpster Enclosure			\$5,232
Replace Windows - Aluminum Jalousie			\$41,837
Replace Windows - Aluminum Jalousie With Emergency Escape			\$37,642
Replace Entrance/Exit Doors & Hardware			\$20,366
Provide Rear Entrance Doors & Hardware			\$37,942
Replace Screen/Storm Doors			\$7,227
Provide New Play Areas & Equipment			\$104,000
Provide Basketball Court			\$13,000
Repair Existing Benches and Provide Picnic Areas & Grills			\$10,400
Replace Building & Unit Addresses			\$1,134
Total estimated cost over next 5 years			1,614,951

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004C	Marley Homes	12	35%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$8,148
Replace Water Supply Lines ⁹			\$0
Replace Toilet - EPC			\$0
Replace Kitchen Lighting - Fluorescent			\$0
Replace Siding With Cement Board Siding			\$45,899
Repair/Replace Damaged or Missing Trim			\$17,441
Repair Termite Framing Damage			\$26,182
Repair Portland Cement Stucco - 10%			\$21,318
Clean Concrete and Stucco Surfaces			\$27,600
Provide Elastomeric Coating System			\$144,060
Replace Roof & Penetration Flashing and Repair Metal Roofing			\$9,880
Replace Gutters			\$45,036
Provide Gutter Guards			\$43,065
Replace Downspout w/ PVC Pipe			\$4,291
Replace Sidewalks			\$8,148
Replace Steps - Concrete - Avg. 3 risers			\$4,697
Replace Stair Handrails			\$853
Cut Cistern to Grade. Place Demo materials in Cistern. Fill with Lightweight Concrete			\$21,622
Replace Wood Privacy Fence			\$12,392
Provide Wood Privacy Fence			\$3,124
Provide Concrete Masonry Unit and Wrought Steel Picket Fence			\$57,753
Repair/Replace Dumpster Enclosure			\$5,232
Replace Entrance/Exit Doors & Hardware			\$79,897
Provide Doors & Hardware			\$49,616
Provide Screen/Storm Doors			\$18,901
Renovate Existing Play Areas & Equipment			\$13,000
Provide Pavillion at Cistern			\$19,500
Repair Existing Benches and Provide Picnic Areas & Grills			\$6,500
Replace Building & Unit Addresses			\$1,482
Replace Project Sign & Lighting			\$17,120
Replace Door Light Fixture - EPC			\$0
Provide HPS Wall Pack Fixtures			\$15,077
Replace Pole Lights			\$9,140
Misc. Exterior Painting			\$29,640
Video Scope, Clean, and Replir Waste Lines			\$24,700
Replace Gas Lines			\$24,700
Replace Vinyl Tile Flooring, Base & Underlayment			\$41,220
Replace Unit Floor Tile			\$477,326
Remove Carpet and Provide Vinyl Risers and Treads			\$17,945
Replace Stair Framing			\$62,400

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004C	Marley Homes	12	35%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Kitchen Cabinets - Base Units			\$28,497
Replace Kitchen Cabinets - Wall Units			\$45,729
Replace Countertop - Plastic Laminate			\$11,614
Replace Vanity Base Cabinet			\$16,828
Provide Vanity Top w/ Integral Bowl & Faucet			\$13,799
Replace Bath Medicine Cabinet and Bath Accessories			\$7,131
Replace Range Hoods / Self Vent			\$4,398
Provide Bath Exhaust Fan, Duct & Cap			\$13,685
Replace Kitchen Sink w/ Faucets			\$19,938
Replace Tub and Faucets			\$16,389
Replace Shower Faucets			\$8,894
Replace Bath Accessories			\$4,614
Replace Ceramic Tub/Shower Surround			\$15,831
Replace Plumbing Shut-Offs			\$3,511
Replace Water Supply Lines			\$28,994
Provide Through Wall AC Sleeve and Dedicated Circuit			\$104,696
Remove Solar Water Heating System			\$22,100
Replace Water Heater - Electric			\$15,241
Replace Washer and Dryer Hook-Ups			\$17,009
Provide Ceiling Fans in Bedrooms			\$10,414
Paint Apartment Interiors			\$34,714
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$5,313
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$31,200
Remove Asphalt Pavement - 2"			\$18,707
Provide New Asphalt Surface - Resurface			\$124,437
Repair Parking Lot Base			\$61,447
Provide New Asphalt Parking Surface			\$12,615
Provide Landscaping; Sod, Trees, Shrubs			\$49,400
Provide Emergency Generator 5000 w			\$10,400
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Replace Sidewalks			\$5,092
Replace Community/Office Building Mini-Split and Through Wall AC/Heat PTAC Units			\$9,684
Total estimated cost over next 5 years			2,193,720

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001005	Oswald Harris Court	21	7%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks - 10%			\$43,916
Provide New Building Trim			\$9,278
Replace Mailboxes			\$12,942
Provide/Repair Structural Concrete			\$298,350
Provide/Repair Portland Cement Stucco			\$101,115
Clean Stucco and Exterior Surfaces			\$145,398
Apply Penetrative Corosion Inhibitor			\$376,336
Provide Elastomeric Coating System			\$541,943
Provide Framing for Gable-Type Roofing			\$662,063
Provide/Replace Metal Panel Roofing			\$468,611
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$274,703
Provide Powered Attic Exhaust			\$63,675
Replace Gutters			\$12,847
Replace Bottom 8' of Downspout w/ PVC Pipe			\$17,668
Replace Downspouts			\$16,181
Replace Handrails			\$11,936
Replace Windows - Alum. Double-Wall Jalousie			\$460,206
Replace Windows - Alum. Double-Wall Jalousie with Emergency Escape			\$297,935
Replace Security gate entrance doors and hardware.			\$152,944
Provide Screen/Storm Doors			\$166,770
Provide Fall Protection at Existing Play Equipment			\$13,000
Replace Building & Unit Addresses			\$13,080
Replace Project Sign & Lighting			\$17,120
Replace Deteriorated Concrete Parking/Drive Areas - 10%			\$39,000
Provide Parking Lot Striping			\$3,900
Clean Storm Drainage Gutter Along Property			\$2,600
Replace Door Light Fixture			\$0
Replace HPS Wall Pack Fixtures			\$0
Misc. Exterior Painting			\$46,800
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$243,925
Provide Water Check Meters			\$123,000
Provide Leak Detection and Repair of Water Lines 9			\$1,300,000
Video Scope and Repair Building Waste Laterals			\$175,500
Upgrade Electrical service at Buildings 1-7, 22, & 24			\$117,000
Provide Solar Collectors on Roofs to Offset Electrical Load - 5W/SF			\$654,965
Provide Permanent LP Gas Service Lines			\$195,000
Provide Video Camera for Parking Lot and Building ENtrances. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$97,500
Provide Propane Tank Storage Areas			\$26,000

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001005	Oswald Harris Court	21	7%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Remove Abandoned Cars and Other Junk			\$3,783
Replace Unit Electrical Panels and Rewire Unit			\$526,301
Provide Bath Exhaust Fan, Duct & Cap			\$70,782
Provide Through Wall AC Sleeve and Dedicated Circuit			\$846,672
Replace Water Heater - Electric			\$33,045
Provide Ceiling Fans in Bedrooms			\$84,221
Provide Fire Alarm System			\$171,600
Provide Emergency Generator 5000w			\$20,800
Repair Concrete ceilings			\$15,600
Renovate Kitchen and Provide New Equipment			\$10,400
Replace Equipment and Furnishings			\$10,400
Renovate Community Space/Building- see narrative for details			\$32,500
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$195,000
Section 504 Compliance - Provide Sensory Units			\$11,700
Renovate Public Restroom - Make Accessible			\$33,800
Section 504 Compliance - Management Office Improvements			\$19,500
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Provide 24 hour security guard service (2 guards)			\$91,000
Replace Water Heater - Electric			\$33,045
Provide 24 hour security guard service (2 guards)			\$91,000
Replace Sidewalks - 10%			\$43,916
Provide New Play Areas & Equipment ⁹			\$134,140
Provide Picnic Areas & Grills			\$15,600
Provide Landscaping; Sod, Trees, Shrubs			\$117,000
Replace Water Heater - Electric			\$33,045
Provide 24 hour security guard service (2 guards)			\$91,000
Replace Deteriorated Concrete Parking/Drive Areas - 10%			\$39,000
Replace Water Heater - Electric			\$33,045
Provide 24 hour security guard service (2 guards)			\$91,000
Abate Asbestos Floor Tile			\$1,267,760
Replace Sidewalks - 10%			\$43,916
Replace Handrails			\$11,936
Replace Unit Floor Tile with Ceramic			\$2,906,759
Replace Closet Doors and Hardware			\$224,964
Replace Kitchen Cabinets - Base Units			\$315,420
Replace Kitchen Cabinets - Wall Units			\$253,077
Replace Countertop - Plastic Laminate			\$128,546
Replace Vanity Base Cabinet			\$87,039
Replace Vanity Top w/ Integral Bowl & Faucet			\$71,376

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001005	Oswald Harris Court	21	7%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Bath Medicine Cabinet and Bath Accessories			\$36,882	5
Replace Range Hoods / Self Vent			\$38,802	5
Replace Toilet			\$126,234	5
Replace Kitchen Sink w/ Faucets			\$175,926	5
Replace Shower/Tub Faucets			\$78,480	5
Replace Bath Accessories			\$23,865	5
Replace Ceramic Shower/Tub Surround			\$327,535	5
Replace Plumbing Shut-Offs			\$30,975	5
Replace Water Supply Lines			\$511,650	5
Paint Apartment Interiors			\$306,300	5
Repair Concrete ceilings			\$15,600	5
Provide 24 hour security guard service (2 guards)			\$91,000	5
Total estimated cost over next 5 years			17,226,540	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001006	Ralph deChabert Place	196	74%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair Portland Cement Stucco			\$29,492	0
Replace Sidewalks			\$4,074	0
Provide Stair Handrails			\$3,717	0
Remove and Discard Asbestos Shelving			\$68,640	1
Demolish Vacated Buildings - 20-45			\$2,275,000	1
Provide Building Trim - Aluminum			\$15,199	1
Replace Mailboxes			\$3,839	1
Repair Concrete Structural Members			\$530,400	1
Repair Portland Cement Stucco			\$33,705	1
Clean Concrete and Stucco Surfaces			\$55,443	1
Apply Penetrative Corosion Inhibitor			\$143,503	1
Provide Elastomeric Coating System			\$206,652	1
Provide Roof Structure for Gable Roofing			\$192,905	1
Provide/Replace Metal Panel Roofing			\$234,709	1
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$96,135	1
Provide Powered Attic Exhaust			\$53,770	1

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001006	Ralph deChabert Place	196	74%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Provide Gutters			\$50,260
Replace Downspout w/ PVC Pipe			\$14,040
Replace Concrete Patios - 40%			\$32,590
Replace Chain Link Fence			\$60,033
Replace Dumpster Enclosure			\$14,840
Replace Windows - Alum. Jalousie			\$227,621
Replace Windows - Alum. Jalousie - W/ Escape			\$75,685
Replace Entrance/Exit Doors & Hardware			\$69,714
Replace Rear Entrance Doors & Hardware			\$139,427
Provide/Replace Screen/Storm Doors			\$49,475
Replace Pedestrian Gate at Porches			\$159,310
Provide New Play Areas & Equipment. Renovate Basketball Court			\$130,000
Repair Existing Benches and Provide Picnic Areas & Grills			\$13,000
Replace Building & Unit Addresses			\$3,880
Replace Project Sign & Lighting			\$8,560
Provide New Asphalt Surface. Resurface Existing Asphalt			\$435,617
Replace Deteriorated Concrete Parking/Drive Areas			\$3,705,000
Replace Conc. Curbs			\$221,990
Provide Landscaping; Sod, Trees, Shrubs			\$123,500
Repair Concrete Storm Drainage Gutter, Regrade, and Replace Portions of Concrete Walk			\$11,050
Provide additional Soils and Regrade at Foundation			\$4,620
Replace Door Light Fixture			\$16,434
Provide HPS Wall Pack Fixtures			\$31,740
Misc. Exterior Painting			\$61,750
Provide Epoxy Deck Coating System			\$4,398
Replace Waste Lines			\$1,111,500
Replace Gas Service			\$49,400
Replace Water Supply Lines 9			\$1,285,635
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$149,500
Replace Pedestrian Gate at Stair Entries			\$41,790
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$65,000
Replace Propane Tank Storage Areas			\$69,420
Remove Abandoned Cars and Other Junk			\$6,053
Replace Unit Ceramic Floor Tile			\$872,982
Replace Passage Doors & Hardware			\$46,533
Replace Bi-Fold Closet Doors w/ Hinged Type			\$56,820
Replace Kitchen Cabinets - Base Units			\$86,747
Replace Kitchen Cabinets - Wall Units			\$69,602
Replace Countertop - Plastic Laminate			\$35,353
Provide 24" Pantry Cabinet			\$38,364
Replace Vanity Base Cabinet			\$25,822
Provide Vanity Top w/ Integral Bowl & Faucet			\$21,175

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001006	Ralph deChabert Place	196	74%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Bath Medicine Cabinet and Bath Accessories			\$10,942
Replace Range Hoods / Self Vent			\$11,511
Provide Bath Exhaust Fan, Duct & Cap			\$20,999
Replace Unit Electrical Panels and Rewire Unit			\$487,925
Replace Toilet			\$37,449
Replace Kitchen Sink w/ Faucets			\$52,191
Replace Tub and Faucets			\$15,023
Replace Tub Faucets			\$17,527
Replace Bath Accessories			\$7,080
Replace Ceramic Tub Surround			\$121,461
Replace Plumbing Shut-Offs			\$9,189
Replace Water Supply Lines			\$151,790
Replace Waste Lines/Stacks			\$42,570
Provide Pressure Reducing Valve at Water Main 4"			\$7,800
Replace Through Wall AC/Heat PTAC Units			\$2,913
Provide Through Wall AC Sleeve and Dedicated Circuit			\$215,082
Replace Water Heater - Electric			\$39,213
Replace Washer and Dryer Hook-Ups			\$44,522
Replace Kitchen Lighting - Fluorescent			\$17,649
Provide Ceiling Fans in Bedrooms			\$21,395
Paint Apartment Interiors			\$90,869
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$71,631
Provide Fire Alarm System			\$156,000
Provide Emergency Generator 5,000 w - For Water System			\$10,400
Repair Concrete Ceilings and Walls			\$26,000
Repair Concrete Ceilings and Walls			\$63,700
Renovate Kitchen and Provide New Equipment			\$10,400
Replace Equipment and Furnishings			\$10,400
Renovate Community Space/Building- see narrative for details			\$32,500
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$65,000
Section 504 Compliance - Convert Units Into H.C. Sensory Units			\$3,900
Renovate Public Restroom - Make Accessible			\$16,900
Section 504 Compliance - Management Office Improvements			\$0
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Replace Sidewalks			\$4,074
Replace Sidewalks			\$4,074
Provide Seal Coat and Stripe Lot			\$34,059
Repair Concrete Ceilings and Walls			\$23,400
Total estimated cost over next 5 years			15,651,352

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001007	Michael J. Kirwan Terrace	25	19%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Provide Propane Tank Storage Areas			\$6,500
Remove Abandoned Cars and Other Junk			\$2,522
Replace Unit Floor Tile			\$332,644
Provide Vinyl Risers and Treads			\$27,108
Provide Closet Door			\$19,544
Replace Kitchen Cabinets - Base Units			\$33,526
Replace Kitchen Cabinets - Wall Units			\$26,899
Replace Countertop - Plastic Laminate			\$13,663
Replace Vanity Base Cabinet			\$5,803
Provide Vanity Top w/ Integral Bowl & Faucet			\$4,758
Replace Bath Medicine Cabinet and Bath Accessories			\$2,459
Replace Range Hoods / Self Vent			\$2,587
Provide Bath Exhaust Fan, Duct & Cap			\$29,728
Replace Unit Electrical Panels and Rewire Unit			\$109,646
Replace Toilet			\$8,416
Replace Kitchen Sink w/ Faucets			\$11,728
Replace Shower Faucets			\$5,232
Replace Bath Accessories			\$1,591
Replace Ceramic Shower Surround			\$27,295
Replace Plumbing Shut-Offs			\$2,065
Replace Water Supply Lines			\$34,110
Provide Through Wall AC Sleeve and Dedicated Circuit			\$419,922
Replace Mini-split AC Unit			\$7,902
Replace Water Heater - Electric			\$8,812
Replace Washer and Dryer Hook-Ups			\$10,005
Replace Light Fixtures			\$696
Provide Ceiling Fans in Bedrooms			\$41,771
Paint Apartment Interiors			\$20,420
Provide Fire Alarm System			\$78,000
Provide Emergency Generator 5000 w			\$20,800
Repair Concrete ceilings			\$19,500
Replace Equipment and Furnishings			\$10,400
Renovate Community Space/Building- see narrative for details			\$32,500
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$78,000
Section 504 Compliance - Provide Sensory units			\$5,850
Renovate Public Restroom - Make Accessible			\$16,900
Section 504 Compliance - Management Office Improvements			\$19,500
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001007	Michael J. Kirwan Terrace	25	19%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Provide Propane Tank Storage Areas			\$6,500
Remove Abandoned Cars and Other Junk			\$2,522
Replace Unit Floor Tile			\$332,644
Provide Vinyl Risers and Treads			\$27,108
Provide Closet Door			\$19,544
Replace Kitchen Cabinets - Base Units			\$33,526
Replace Kitchen Cabinets - Wall Units			\$26,899
Replace Countertop - Plastic Laminate			\$13,663
Replace Vanity Base Cabinet			\$5,803
Provide Vanity Top w/ Integral Bowl & Faucet			\$4,758
Replace Bath Medicine Cabinet and Bath Accessories			\$2,459
Replace Range Hoods / Self Vent			\$2,587
Provide Bath Exhaust Fan, Duct & Cap			\$29,728
Replace Unit Electrical Panels and Rewire Unit			\$109,646
Replace Toilet			\$8,416
Replace Kitchen Sink w/ Faucets			\$11,728
Replace Shower Faucets			\$5,232
Replace Bath Accessories			\$1,591
Replace Ceramic Shower Surround			\$27,295
Replace Plumbing Shut-Offs			\$2,065
Replace Water Supply Lines			\$34,110
Provide Through Wall AC Sleeve and Dedicated Circuit			\$419,922
Replace Mini-split AC Unit			\$7,902
Replace Water Heater - Electric			\$8,812
Replace Washer and Dryer Hook-Ups			\$10,005
Replace Light Fixtures			\$696
Provide Ceiling Fans in Bedrooms			\$41,771
Paint Apartment Interiors			\$20,420
Provide Fire Alarm System			\$78,000
Provide Emergency Generator 5000 w			\$20,800
Repair Concrete ceilings			\$19,500
Replace Equipment and Furnishings			\$10,400
Renovate Community Space/Building- see narrative for details			\$32,500
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$78,000
Section 504 Compliance - Provide Sensory units			\$5,850
Renovate Public Restroom - Make Accessible			\$16,900
Section 504 Compliance - Management Office Improvements			\$19,500
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001007	Michael J. Kirwan Terrace	25	19%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Provide 24 hour security guard service (2 guards)			\$91,000	2009
Replace Sidewalks			\$4,074	2010
Provide 24 hour security guard service (2 guards)			\$91,000	2010
Provide 24 hour security guard service (2 guards)			\$91,000	2011
Replace Sidewalks			\$4,074	2012
Provide 24 hour security guard service (2 guards)			\$91,000	2012
Replace Mailboxes			\$5,436	2013
Replace Deteriorated Concrete Parking/Drive Areas			\$39,000	2013
Repair Concrete ceilings			\$19,500	2013
Provide 24 hour security guard service (2 guards)			\$91,000	2013
Total estimated cost over next 5 years			5,216,817	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001008	John F. Kennedy	22	11%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$5,092
Provide Stair Handrails 9			\$95,000
Repair Concrete Structural Members			\$265,200
Repair Portland Cement Stucco - 10%			\$102,294
Clean Concrete and Stucco Surfaces			\$132,404
Apply Penetrative Corosion Inhibitor			\$342,702
Provide Elastomeric Coating System			\$493,508
Provide Metal Panel Roofing and Sleepers			\$160,208
Replace Metal Panel Roofing			\$322,117
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$212,602
Replace Gutters			\$78,835
Provide Gutter Guards			\$37,692
Replace Downspout w/ PVC Pipe			\$25,240
Provide New Sidewalks			\$7,638
Seal Concrete Stairs and Add Light Abrasive to Surface			\$23,179
Remove Chain Link Fence			\$3,250
Provide Retaining Wall			\$2,600
Provide/Replace Dumpster Enclosure			\$10,464
Replace Windows - Alum.			\$550,262
Replace Windows - Alum. Jalousie W/ Emergency Escape			\$190,614
Replace Entrance/Exit Doors & Hardware			\$313,320
Replace Screen/Storm Doors			\$111,180
Renovate Existing Basketball Court & Equipment. Demolish handball Court Wall			\$227,375
Provide New Play Areas & Equipment 9			\$130,000
Repair Existing Benches and Provide Picnic Areas & Grills			\$17,160
Replace Building & Unit Addresses			\$8,720
Replace Project Sign & Lighting			\$8,560
Remove Asphalt Pavement - 2"			\$18,019
Provide New Asphalt Surface - Resurface			\$119,865
Repair Parking Lot Base			\$59,162
Provide Seal Coat and Stripe Lot			\$35,760
Replace Deteriorated Concrete Parking/Drive Areas			\$600,642
Provide Landscaping; Sod, Trees, Shrubs			\$161,200
Clean Catch Basins, Provide Storm Drainage Lines and Replace Portions of Concrete Walk			\$52,000
Provide additional Soils and Regrade at Foundation			\$18,801
Replace Door Light Fixture			\$73,860
Replace HPS Wall Pack Fixtures			\$20,011
Replace Pole Lights			\$9,140

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001008	John F. Kennedy	22	11%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Misc. Exterior Painting			\$80,600
Provide Epoxy Deck Coating System			\$17,161
Replace Building Electric Service			\$135,021
Replace Waste Lines			\$1,531,400
Replace Water Supply Lines 9			\$1,511,250
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$360,009
Provide Video Camera System. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$100,750
Clean, seal, Repair, and Paint Water Tower			\$65,000
Repair and Refinish Terrazzo Floor			\$1,379,156
Replace Kitchen Cabinets - Base Units			\$230,209
Replace Kitchen Cabinets - Wall Units			\$251,956
Replace Countertop - Plastic Laminate			\$93,819
Replace Vanity Base Cabinet			\$64,989
Provide Vanity Top w/ Integral Bowl & Faucet			\$53,294
Replace Bath Medicine Cabinet and Bath Accessories			\$27,539
Replace Range Hoods / Self Vent			\$25,868
Provide Bath GFI Receptacle			\$20,987
Provide Bath Exhaust Fan, Duct & Cap			\$52,851
Replace Unit Electrical Panels			\$427,000
Replace Toilet			\$94,255
Replace Kitchen Sink w/ Faucets			\$117,284
Replace Shower Faucets			\$58,598
Replace Bath Accessories			\$17,819
Replace Ceramic Shower Surround			\$61,140
Replace Plumbing Shut-Offs			\$20,650
Replace Water Supply Lines			\$341,100
Replace Waste Lines/Stacks			\$56,115
Replace Mini-Split and Through Wall AC Units			\$5,752
Provide Through Wall AC Sleeve and Dedicated Circuit			\$541,688
Replace Water Heater - Electric			\$89,650
Replace Washer and Dryer Hook-Ups			\$100,050
Replace Hall Lighting - Fluorescent			\$39,661
Provide Ceiling Fans in Bedrooms			\$53,883
Paint Apartment Interiors			\$204,200
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$180,404
Provide Fire Alarm System			\$416,000
Provide Emergency Generator 5000 w			\$10,400
Repair Concrete ceilings			\$19,500

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001008	John F. Kennedy	22	11%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$130,000	1
Section 504 Compliance - Convert Units Into Sensory Accessible Units			\$7,800	1
Renovate Public Restroom - Make Accessible			\$16,900	1
Section 504 Compliance - Management Office Improvements			\$13,000	1
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	1
Replace Sidewalks			\$5,092	2
Renovate Kitchen and Provide New Equipment			\$10,400	2
Replace Equipment and Furnishings			\$13,000	2
Replace Sidewalks			\$5,092	4
Repair Water Pump House			\$6,500	5
Provide Seal Coat and Stripe Lot			\$35,760	5
Repair Concrete ceilings			\$19,500	5
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	5
Total estimated cost over next 5 years			14,218,729	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001008	John F. Kennedy	22	11%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Mailboxes			\$1,035
Repair Structural Concrete			\$28,509
Repair Portland Cement Stucco			\$90,624
Clean Stucco and Exterior Surfaces			\$13,034
Apply Penetrative Corosion Inhibitor			\$33,737
Provide Elastomeric Coating System			\$48,583
Provide Powered Attic Exhaust			\$19,810
Repair Downspouts			\$631
Replace Sidewalks - See Berg's Homes VQ001-004A			\$0
Provide/Replace Dumpster Enclosure			\$1,744
Replace Dumpster Enclosure			\$1,744
Provide Screen/Storm Doors			\$6,671
Renovate Existing Play Areas & Equipment			\$24,700
Replace Building & Unit Addresses			\$1,046
Provide Landscaping; Sod, Trees, Shrubs			\$45,500
Provide Storm Drainage Lines at Courtyard and Downspouts and Replace Portions of Concrete Walk			\$14,791
Correct Foundation Drainage Problems - Backfill/Regrade			\$4,214
Replace Door Light Fixture			\$4,432
Misc. Exterior Painting			\$3,900
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$30,744
Provide Water Check Meters			\$9,840
Provide Leak Detection and Repair9			\$130,000
Provide Video Camera for Common Areas. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$22,750
Remove Abandoned Cars and Other Junk - See VQ001004A - Berg's Homes			\$0
Provide Bath Exhaust Fan, Duct & Cap			\$5,663
Provide Through Wall AC Sleeve and Dedicated Circuit			\$77,384
Replace Water Heater - Electric			\$10,574
Replace Washer and Dryer Connections			\$12,006
Provide Ceiling Fans in Bedrooms			\$7,698
Provide Fire Alarm System			\$23,400
Repair Concrete ceilings			\$7,800
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$52,000
Section 504 Compliance - Provide Sensory Units			\$3,900
Replace Stair Handrails			\$2,558
Replace HPS Wall Pack Fixtures			\$15,492
Repair Concrete ceilings			\$7,800
Total estimated cost over next 5 years			804,315

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001010	Marley Additions	11	19%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$2,037
Replace Building Trim			\$26,539
Repair Concrete Structural Members			\$331,500
Repair Portland Cement Stucco - 10%			\$45,459
Clean Concrete and Stucco Surfaces			\$58,811
Apply Penetrative Corosion Inhibitor			\$152,221
Provide Elastomeric Coating System			\$219,207
Provide/Replace Metal Panel Roofing			\$213,126
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$87,295
Replace Gutters			\$16,942
Provide Gutter Guards			\$16,200
Replace Bottom 8' of Downspout w/ PVC Pipe			\$15,144
Provide Sidewalks			\$61,107
Replace Stair Handrails			\$4,263
Replace Chain Link Fence			\$8,622
Repair/Replace Dumpster Enclosure			\$8,950
Replace Windows - Aluminum Jalousie			\$258,112
Replace Windows - Aluminum Jalousie w/Emergency Escape			\$58,466
Replace Entrance/Exit Doors & Hardware			\$46,998
Replace Rear Entrance Doors & Hardware			\$140,994
Replace Metal Patio Gates			\$36,790
Provide New Play Areas & Equipment			\$65,000
Repair Existing Benches and Provide Picnic Areas & Grills			\$3,250
Replace Building & Unit Addresses			\$2,616
Replace Project Sign & Lighting			\$17,120
Remove Asphalt Pavement - 2"			\$5,151
Provide New Asphalt Surface - Resurface			\$34,262
Repair Parking Lot Base			\$16,885
Provide Landscaping; Sod, Trees, Shrubs			\$140,400
Replace Door Light Fixture - EPC			\$0
Replace HPS Wall Pack Fixtures			\$4,519
Misc. Exterior Painting			\$27,300
Provide Epoxy Coating System			\$4,764
Replace Overhead Electric Service			\$30,489
Video Scope, Clean, Repair, and Replace Waste Lines			\$16,380
Replace Water Supply Lines			\$5,980
Perform Leak Detection ⁹			\$0
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$31,129
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$22,750
Repair and Refinish Terrazzo Floor			\$55,923

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001010	Marley Additions	11	19%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Provide Vinyl Risers and Treads			\$38,880
Replace Passage Doors & Hardware			\$45,863
Replace Closet Doors w/ Hinged Type			\$32,563
Replace Kitchen Cabinets - Base Units			\$114,546
Replace Kitchen Cabinets - Wall Units			\$108,942
Replace Countertop - Plastic Laminate			\$46,682
Replace Vanity Base Cabinet			\$27,272
Provide Vanity Top w/ Integral Bowl & Faucet			\$22,364
Replace Bath Medicine Cabinet and Bath Accessories			\$11,556
Replace Range Hoods / Self Vent			\$7,760
Provide Exterior GFI			\$2,129
Provide Bath Exhaust Fan, Duct & Cap			\$22,178
Replace Unit Electrical Panels and Rewire unit			\$328,938
Replace Toilet - EPC			\$0
Replace Kitchen Sink w/ Faucets			\$35,185
Replace Shower Faucets			\$24,590
Replace Bath Accessories			\$7,478
Replace Ceramic Shower Surround			\$128,285
Replace Plumbing Shut-Offs			\$6,195
Replace Water Supply Lines			\$102,330
Replace Waste Lines/Stacks			\$117,000
Provide Through Wall AC Sleeve and Dedicated Circuit			\$166,148
Remove Solar Water System			\$39,000
Replace Water Heater - Electric			\$26,895
Replace Water Heater - Electric			\$26,895
Replace Washer and dryer Hook-Ups			\$30,015
Provide Kitchen Light - EPC			\$0
Provide Ceiling Fans in Bedrooms			\$16,527
Paint Apartment Interiors			\$61,260
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$8,432
Repair Concrete ceilings			\$26,000
Provide Sensory Impaired Unit			\$1,950
Replace Sidewalks			\$6,111
Provide Concrete Masonry Unit and Wrought Steel Picket Fence			\$49,525
Replace Sidewalks			\$6,111
Provide Seal Coat and Stripe Lot			\$10,222
Repair Concrete ceilings			\$15,600
Total estimated cost over next 5 years			4,054,128

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ0010011	Lucinda Millin Home	4	5%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks	\$5,092	0
Repair Concrete Structural Members	\$126,766	1
Repair Portland Cement Stucco - 10%	\$45,249	1
Clean Concrete and Stucco Surfaces	\$13,013	1
Apply Penetrative Corosion Inhibitor	\$33,681	1
Provide Elastomeric Coating System	\$48,502	1
Replace Roof & Penetration Flashing	\$2,600	1
Provide Roof Structure for Gable Roofing	\$103,357	1
Provide/Replace Metal Panel Roofing	\$104,675	1
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating	\$235,144	1
Replace Downspout w/ PVC Pipe	\$3,029	1
Replace Sidewalks	\$5,092	1
Provide Wrought Steel Picket Fence	\$17,606	1
Provide Dumpster Enclosure	\$1,744	1
Remove Jalousie Between Unit and Corridor, and Seal Opening	\$14,561	1
Replace Windows - Aluminum Frame - Glazed	\$178,606	1
Provide Hurricane Screens	\$119,334	1
Replace Entrance/Exit Doors & Hardware	\$17,920	1
Replace Windows - Fixed Lite	\$71,653	1
Provide Power Operator	\$16,140	1
Repair Mechanical Building	\$45,500	1
Repair Existing Benches and Provide Picnic Areas & Grills	\$6,500	1
Replace Project Sign & Lighting	\$8,560	1
Replace Deteriorated Concrete Parking/Drive Areas	\$11,700	1
Replace Door Light Fixture	\$739	1
Replace HPS Wall Pack Fixtures	\$11,619	1
Misc. Exterior Painting	\$5,200	1
Provide Leak Detection and Repair of Water Lines ⁹	\$313,444	1
Provide Solar Collectors on Roofs to Offset Electrical Load - 5W/SF	\$1,134,493	1
Provide Video Camera for Parking Lot, South Patio Area, Front and Rear Doors. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing	\$6,500	1
Provide Intercom System	\$6,695	1
Replace Vinyl Cove Base	\$12,516	1
Replace Unit Base & Vinyl Tile, 1/8" no wax vinyl tile on concrete. - See 2.2.1 For Abatement	\$146,659	1
Replace Unit Base & Vinyl Tile, 1/8" no wax vinyl tile on concrete.	\$103,357	1

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ0010011	Lucinda Millin Home	4	5%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Paint Stair Towers Economy, 1 or 2 coats, little brushwork			\$9,807
Paint & Repair Stair Doors and Hardware. Replace Knobs with Lever Type Handles			\$886
Paint Halls/Corridors Economy, 1 or 2 coats, little brushwork			\$889
Replace Door Knobs with Lever Type Handle			\$3,260
Provide Closet Doors			\$14,228
Replace Kitchen Cabinets - Base Units			\$44,002
Replace Kitchen Cabinets - Wall Units			\$35,305
Replace Countertop - Plastic Laminate			\$17,933
Replace Bath Medicine Cabinet and Bath Accessories			\$10,450
Provide Mini-Blinds			\$22,003
Replace Electric Ranges			\$12,976
Replace Refrigerator			\$18,790
Provide Bath Exhaust Fan, Duct & Cap			\$20,055
Replace Toilet			\$35,766
Replace Kitchen Sink w/ Faucets			\$49,846
Replace Tub Faucets			\$22,236
Replace Wall Hung Lavatory			\$55,832
Replace Bath Accessories			\$6,762
Replace Plumbing Shut-Offs			\$8,776
Replace Water Supply Lines			\$36,242
Provide Through Wall AC Sleeve and Dedicated Circuit			\$96,730
Provide Through Wall AC Units			\$69,445
Replace Mini-Split Units			\$7,902
Provide Rooftop Corridor Ventillation with Air Conditioning			\$110,500
Provide Mechanical Room Exhaust Fan			\$467
Provide Water Heater - Gas 84 Gal. Commercial Engy. Effic. And Associated Piping and Valves			\$34,754
Replace Hall Lighting - Fluorescent			\$9,519
Replace Light Fixtures			\$2,957
Replace Stairway Lighting			\$1,443
Provide Ceiling Fans in Bedrooms			\$9,622
Paint Apartment Interiors			\$86,785
Provide New Elevator and Tower			\$325,000
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$5,461
Repalce Illuminated Exit Signs w/ Battery Backup			\$4,785
Replace Emergency Exit Lighting			\$1,939
Repair and Upgrade Emergency Call System			\$110,500
Repair Trash Chute and Access Doors Provide Wash-Down			\$9,100

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ0010011	Lucinda Millin Home	4	5%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Drop Ceiling Panels 5/8" square edge. Repair & Paint Grid.			\$122,232	1
Replace Furnishings and Equipment (pool table, exercise equip. etc.)			\$26,000	1
Replace Equipment and Furnishings			\$10,400	1
Renovate Public Laundry			\$17,550	1
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$165,750	1
Provide Sensory Impaired Units			\$3,900	1
Renovate Public Restroom - Make Accessible			\$16,900	1
Section 504 Compliance - Management Office Improvements			\$19,500	1
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900	1
Renovate Nurse Staff Offices - Equip. & Furnishings			\$10,400	1
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	1
Provide Landscaping - Trees, Shrubs, Etc			\$3,900	2
Replace Refrigerator			\$37,580	4
Remove Asbestos Floor Tile			\$184,906	5
Replace Sidewalks			\$5,092	5
Replace Deteriorated Concrete Parking/Drive Areas			\$11,700	5
Provide Parking Lot Striping			\$638	5
Replace Electric Ranges			\$12,976	5
Replace Range Hoods / Self Vent			\$10,994	5
Total estimated cost over next 5 years			4,961,014	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001012	Aureo Diaz Heights	22	22%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$8,148
Provide Stair Handrails			\$13,641
Apply Penetrative Sealer with Light Abrasive			\$10,038
Abate Asbestos Flooring			\$437,416
Repair Concrete Structural Members			\$159,120
Repair Portland Cement Stucco - 10%			\$52,411
Clean Concrete and Stucco Surfaces			\$67,801
Apply Penetrative Corosion Inhibitor			\$175,491
Provide Elastomeric Coating System			\$252,715
Replace Roofing, TPO (Thermo Plastic Olefin)			\$241,798
Replace Downspouts			\$10,113
Provide Steel Vehicle Control Bollards			\$9,100
Provide Modular Retaining Wall			\$3,714
Provide/Replace Dumpster Enclosure			\$26,850
Replace Windows - Aluminum Jalousie			\$352,423
Replace Windows - Aluminum Jalousie W/Emergency Escape			\$94,506
Replace Entrance/Exit Doors & Hardware			\$78,330
Replace Rear Entrance Doors & Hardware			\$139,427
Provide New Play Areas & Equipment9			\$119,790
Replace Existing Benches and Provide Picnic Areas & Grills			\$6,500
Replace Building & Unit Addresses			\$4,360
Replace Project Sign & Lighting			\$17,120
Provide New Concrete Parking/Drive Areas			\$195,000
Replace Deteriorated Concrete Parking/Drive Areas - 10%			\$106,763
Provide Landscaping; Sod, Trees, Shrubs			\$88,400
Replace Door Light Fixture			\$18,465
Provide HPS Wall Pack Fixtures			\$26,979
Misc. Exterior Painting			\$55,250
Provide Epoxy Coating System			\$4,764
Provide New Electric Meters, Mater Bases, Gear and Enclosures			\$143,000
Replace Waste Lines			\$55,250
Replace Gas Service			\$33,150
Replace Water Supply Lines 9			\$1,038,700
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$337,844
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$55,250
Repair/Replace Laundry Poles			\$55,250
Provide Propane Tank Storage Areas			\$14,300

Optional 5-Year Action Plan Tables

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

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Remove Abandoned Cars and Other Junk	\$2,522	1
Clean, Repair, Seal, and Paint Water Tower	\$65,000	1
Replace Unit Floor Tile	\$1,085,415	1
Replace Passage Doors & Hardware	\$16,738	1
Replace Bi-Fold Closet Doors w/ Hinged Type	\$16,614	1
Replace Kitchen Cabinets - Base Units	\$156,453	1
Replace Kitchen Cabinets - Wall Units	\$83,163	1
Replace Countertop - Plastic Laminate	\$63,760	1
Replace Vanity Base Cabinet	\$31,914	1
Provide Vanity Top w/ Integral Bowl & Faucet	\$26,171	1
Replace Bath Medicine Cabinet and Bath Accessories	\$13,523	1
Replace Range Hoods / Self Vent	\$12,934	1
Provide Bath GFI Receptacle	\$10,306	1
Provide Exterior GFI	\$9,369	1
Provide Bath Exhaust Fan, Duct & Cap	\$23,594	1
Replace Unit Electrical Panels and Rewire Unit	\$548,230	1
Replace Toilet	\$46,286	1
Replace Kitchen Sink w/ Faucets	\$58,642	1
Replace Shower Faucets	\$28,776	1
Replace Bath Accessories	\$8,751	1
Replace Ceramic Shower Surround	\$150,120	1
Replace Plumbing Shut-Offs	\$11,358	1
Replace Water Supply Lines	\$170,550	1
Replace Waste Lines/Stacks	\$97,500	1
Replace Through Wall AC/Heat PTAC Units	\$2,913	1
Provide Through Wall AC Sleeve and Dedicated Circuit	\$145,848	1
Replace Water Heater - Electric	\$44,825	1
Replace Washer and Dryer Hook-Ups	\$50,025	1
Replace Kitchen Light	\$13,862	1
Provide Ceiling Fans in Bedrooms	\$26,715	1
Paint Apartment Interiors	\$102,100	1
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up	\$89,444	1
Repair/ Upgrade Fire Alarm System	\$169,000	1
Provide Emergency Generator 5000w	\$10,400	1
Repair Concrete ceilings	\$26,000	1
Renovate Kitchen and Provide New Equipment	\$10,400	1
Replace Equipment and Furnishings	\$10,400	1
Renovate Community Space/Building- see narrative for details	\$32,500	1
Section 504 Compliance - Convert Units Into H.C. Accessible Units	\$65,000	1

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001012	Aureo Diaz Heights	22	22%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Section 504 Compliance - Convert Units Into Sensory Accessible Units			\$3,900	1
Renovate Public Restroom - Make Accessible			\$16,900	1
Section 504 Compliance - Management Office Improvements			\$19,500	1
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900	1
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	1
Replace Sidewalks			\$8,148	2
Replace Sidewalks			\$4,074	4
Replace Deteriorated Concrete Parking/Drive Areas - 10%			\$106,763	4
Repair Concrete ceilings			\$13,000	5
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	5
Total estimated cost over next 5 years			8,275,481	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001015	Williams Delight	95	34%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$25,461	0
Provide Building Survey and Testing for LBP			\$13,000	1
Abate Asbestos Ceilings			\$1,831,673	1
Demolish 86 Units			\$1,300,000	1
Replace Siding With Cement Board Siding			\$42,276	1
Replace Building Trim			\$59,923	1
Repair Concrete Structural Members			\$106,080	1
Clean Concrete and Stucco Surfaces			\$132,791	1
Apply Penetrative Corosion Inhibitor			\$343,706	1
Provide Elastomeric Coating System			\$494,954	1
Provide Roof Structure for Gable Roofing			\$768,894	1
Provide/Replace Metal Panel Roofing			\$934,518	1
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$382,772	1
Provide Gutters			\$92,614	1
Provide Downspout w/ PVC Pipe			\$25,240	1

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001015	Williams Delight	95	34%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Windows - Alum. Jalousie			\$283,640
Replace Windows - Alum. Jalousie w/Emergency Escape			\$208,234
Replace Entrance/Exit Doors & Hardware			\$156,660
Replace Rear Entrance Doors & Hardware			\$156,660
Renovate Existing Play Areas & Equipment			\$130,000
Provide Additional Play Area & Equipment			\$130,000
Repair Existing Benches and Provide Picnic Areas & Grills			\$39,000
Replace Building & Unit Addresses			\$8,720
Replace Project Sign & Lighting			\$17,120
Remove Asphalt Pavement - 2"			\$138,996
Provide New Asphalt Surface - Resurface			\$924,606
Repair Parking Lot Base			\$457,045
Provide New Asphalt Surface - New construction			\$1,176,018
Provide Landscaping; Sod, Trees, Shrubs			\$520,000
Clean Storm Drainage Lines			\$13,000
Provide additional Soils and Regrade at Foundation			\$14,572
Replace Door Light Fixture			\$36,930
Replace Pole Lights			\$18,280
Misc. Exterior Painting			\$6,500
Replace Gas Service			\$46,800
Video Scope and Clean Waste Lines - Bldg. Mains			\$65,000
Repair Damaged Waste Lines			\$97,500
Replace Damaged water lines			\$520,000
Bring Cisterns Back On Line 9			\$80,000
Clean, Seal, and Repair Cisterns 9			\$370,416
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$13,000
Remove Abandoned Cars and Other Junk			\$12,610
Repair and Refinish Terrazzo Floor - 20%			\$266,011
Replace Passage Doors & Hardware			\$120,516
Replace Closet Doors w/ Hinged Type			\$103,007
Replace Kitchen Cabinets - Base Units			\$251,442
Replace Kitchen Cabinets - Wall Units			\$246,576
Replace Countertop - Plastic Laminate			\$102,472
Replace Vanity Base Cabinet			\$58,026
Provide Vanity Top w/ Integral Bowl & Faucet			\$47,584
Replace Bath Medicine Cabinet and Bath Accessories			\$24,588
Replace Range Hoods / Self Vent			\$25,868
Provide Bath GFI Receptacle			\$18,738
Provide Exterior GFI			\$7,098

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001015	Williams Delight	95	34%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Provide Bath Exhaust Fan, Duct & Cap			\$47,188	1
Replace Unit Electrical Panels and Rewire Unit			\$1,096,460	1
Replace Toilet			\$84,156	1
Replace Kitchen Sink w/ Faucets			\$117,284	1
Replace Shower Faucets			\$52,320	1
Replace Bath Accessories			\$15,910	1
Replace Ceramic Shower Surround			\$272,946	1
Replace Water Supply Lines			\$255,825	1
Replace Waste Lines/Stacks			\$193,500	1
Provide Through Wall AC Sleeve and Dedicated Circuit			\$591,760	1
Replace Water Heater - Electric			\$88,120	1
Replace Washer and Dryer Hook-Ups			\$100,050	1
Replace Lighting - Fluorescent			\$55,446	1
Provide Ceiling Fans in Bedrooms			\$58,864	1
Paint Apartment Interiors			\$204,200	1
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$30,030	1
Provide Emergency Generator 5000w			\$10,400	1
Reframe Interior Partitions			\$468,000	1
Repair Concrete ceilings			\$65,000	1
Renovate Kitchen and Provide New Equipment			\$10,400	1
Replace Equipment and Furnishings			\$10,400	1
Renovate Community Space/Building- see narrative for details			\$32,500	1
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$130,000	1
Section 504 Compliance - Convert Units Into Sensory Units			\$5,200	1
Renovate Public Restroom - Make Accessible			\$16,900	1
Section 504 Compliance - Management Office Improvements			\$19,500	1
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900	1
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	1
Replace Sidewalks			\$25,461	2
Replace Through Wall and Mini-Split AC/Heat PTAC Units			\$7,283	2
Replace Sidewalks			\$12,221	4
Provide Seal Coat Drives			\$91,949	5
Repair Concrete ceilings			\$26,000	5
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	5
Total estimated cost over next 5 years			17,679,308	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001016	Tutu Highrise Apartments	89	24%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks - 10%			\$15,786
Provide Guard Rails at Dumpster Pads or Remove Pads			\$7,571
Provide Building Testing and Abatement for Asbestos - Flooring and Walls scheduled for Demolition			\$1,318,200
Demolish Buildings 1,2,3,and 9			\$1,040,000
Replace Building Trim w/ Aluminum			\$9,628
Infill Space above Cisterns			\$29,687
Reframe Exterior Walls			\$543,304
Repair Concrete Structural Members			\$530,400
Repair Portland Cement Stucco - 10%			\$136,378
Clean Concrete and Stucco Surfaces			\$176,506
Apply Penetrative Corosion Inhibitor			\$456,852
Provide Elastomeric Coating System			\$657,891
Provide Roof Structure for Gable Roofing			\$275,138
Provide Metal Panel Roofing			\$278,953
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$235,144
Provide Bath Exhaust Fan Vent Caps			\$24,820
Provide Powered Attic Exhaust			\$48,110
Replace Gutters			\$44,698
Replace Downspouts			\$15,372
Replace Steps at Sidewalks - Concrete - Avg. 3 risers			\$4,697
Replace Steps Front & Rear Entrances - Concrete/Metal Pan - Avg. 56 Risers with Landings			\$302,880
Repair Bridges at Entrances			\$252,400
Replace Handrails			\$15,922
Repair Concrete Retaining Wall			\$190,320
Apply Penetrative Corosion Inhibitor			\$188,160
Provide Concrete Retaining Wall			\$66,843
Provide Concrete Pad and Approach and Dumpster Enclosure			\$30,168
Replace Balcony Rails			\$26,600
Replace Windows - Double-Wall Aluminum Jalousie			\$598,480
Provide Egress Jalousie in Each Bedroom of Renovated Units			\$59,267
Replace Entrance/Exit Doors & Hardware			\$122,195
Provide Patio Door Hurrican Shutters			\$336,520
Replace Patio Doors & Hardware			\$459,420
Renovate Existing Play Areas & Equipment			\$31,200
Provide New Play Areas & Equipment			\$156,000
Provide Outdoor Seating Areas			\$19,500
Replace Building & Unit Addresses			\$6,802
Provide Project Sign & Lighting			\$17,120
Provide Seal Coat and Stripe Lot			\$67,169
Provide Landscaping; Sod, Trees, Shrubs			\$273,000
Replace Door Light Fixture			\$0

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001016	Tutu Highrise Apartments	89	24%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace HPS Wall Pack Fixtures			\$13,556
Misc. Exterior Painting			\$66,300
Provide New Electric Meters, Meter Bases, Gear and Enclosures at Gallery			\$117,000
Replace Electric Service with New Underground			\$122,785
Provide Solar Collectors on Roofs to Offset Electrical Load - 5W/SF			\$999,991
Replace Waste Lines			\$126,750
Provide Permanent LP Gas Service Lines			\$162,240
Detect Leaks and Replace Water Supply Lines - EPC9			\$0
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$389,485
Provide Propane Tank Storage Areas			\$25,350
Remove Abandoned Cars and Other Junk			\$4,540
Replace Flooring Base			\$76,884
Replace Unit Flooring with Glazed Floor Tile			\$641,383
Provide Closet Doors and Hardware			\$62,936
Replace Passage Doors & Hardware			\$94,405
Replace Kitchen Cabinets - Base Units			\$280,777
Replace Kitchen Cabinets - Wall Units			\$219,228
Replace Countertop - Plastic Laminate			\$114,427
Provide Vanity Base Cabinet			\$54,544
Provide Vanity Top w/ Integral Bowl & Faucet			\$44,729
Replace Bath Medicine Cabinet and Bath Accessories			\$23,113
Replace Range Hoods / Self Vent			\$20,177
Provide Exterior GFI			\$13,273
Provide Bath Exhaust Fan, Duct & Cap			\$101,218
Replace Unit Electrical Panels and Rewire Unit			\$855,239
Replace Toilets - Refer to EPC			\$0
Replace Kitchen Sink w/ Faucets			\$110,247
Replace Tub and Faucets			\$128,378
Replace Bath Accessories			\$12,410
Replace Ceramic Shower/Tub Surround			\$128,285
Provide Water Meter Check Valve			\$0
Replace Water Supply Lines			\$266,058
Replace Waste Lines/Stacks			\$37,733
Provide Through Wall AC Sleeve and Dedicated Circuit			\$1,067,444
Replace Mini-split unit in office			\$2,968
Replace Water Heater - Electric			\$68,734
Replace Washer and Dryer Hook-Ups			\$78,039
Provide Ceiling Fans in Bedrooms			\$106,182
Paint Apartment Interiors			\$159,276
Provide Fire Alarm System			\$130,000
Provide Emergency Generator 5,000 w - For Water System			\$10,400

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001016	Tutu Highrise Apartments	89	24%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Repair Concrete ceilings			\$15,600	2009
Renovate Kitchen and Provide New Equipment			\$10,400	2009
Replace Equipment and Furnishings			\$10,400	2009
Renovate Community Space/Building- see narrative for details			\$32,500	2009
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$1,365,000	2009
Section 504 Compliance - Provide Sensory Impaired Units - 2%			\$11,700	2009
Renovate Public Restroom - Make Accessible			\$33,800	2009
Section 504 Compliance - Management Office Improvements			\$19,500	2009
Provide 24 hour security guard service (2 guards)			\$45,500	2009
Replace Sidewalks - 10%			\$15,786	2010
Replace Water Heater - Electric			\$24,233	2010
Provide 24 hour security guard service (2 guards)			\$45,500	2010
Provide 24 hour security guard service (2 guards)			\$45,500	2011
Replace Sidewalks - 10%			\$15,786	2012
Provide Seal Coat and Stripe Lot			\$67,169	2012
Replace Water Heater - Electric			\$24,233	2012
Provide 24 hour security guard service (2 guards)			\$45,500	2012
Replace Mailboxes			\$13,460	2013
Replace Handrails			\$15,922	2013
Misc. Exterior Painting			\$66,300	2013
Provide Video Camera for Exterior Common Areas and Parking. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$65,000	2013
Repair Concrete ceilings			\$15,600	2013
Provide 24 hour security guard service (2 guards)			\$45,500	2013
Total estimated cost over next 5 years			18,095,470	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001019	Estate Bovoni	57	16%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$12,221
Repair Gas Service			\$32,500
Provide Testing for Asbestos and Removal of Asbestos - Floor Tile			\$358,800
Waterproof Cistern Walls - Bldg E			\$19,240
Repair Portland Cement Stucco and Concrete - 20%			\$683,686
Clean Stucco			\$118,737
Apply Penetrative Corosion Inhibitor			\$322,616
Provide Elastomeric Coating System			\$442,568
Replace Metal Panel Roofing			\$535,783
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$219,453
Provide Roof Structure for Gable Roofing			\$529,041
Provide Attic Ventillation			\$33,074
Replace Gutters			\$32,471
Repair Downspouts			\$3,588
Replace Steps Front & Rear Entrances - Concrete - Avg. 6 risers			\$15,590
Replace Steps Front & Rear Entrances - Concrete/Metal Pan - Avg. 56 Risers with Landings			\$696,624
Replace Stair Handrails			\$46,436
Fill Adjacent to Walks			\$7,150
Replace Windows - Aluminum Jalousie With Egress			\$362,007
Replace Building & Unit Addresses			\$15,958
Replace Project Sign & Lighting			\$8,560
Replace Deteriorated Concrete Parking/Drive Areas			\$156,000
Replace Door Light Fixture			\$67,582
Replace HPS Wall Pack Fixtures			\$14,847
Misc. Exterior Painting			\$65,000
Bring Cistern Back On Line 9			\$80,000
Clean, Seal, and Repair Cisterns 9			\$388,327
Provide Water Check Meters			\$123,000
Leak detection Survey9			\$0
Demolish Abandoned Waste Treatment Plant			\$52,000
Provide Solar Collectors on Roofs to Offset Electrical Load - 5W/SF			\$292,395
Remove Abandoned Cars			\$4,516
Replace Unit Flooring with Glazed Floor Tile			\$970,032
Provide Bath Exhaust Fan, Duct & Cap			\$98,623
Replace Unit Electrical Panels and Rewire Unit			\$197,129
Replace Toilers - Refer to EPC			\$0
For Vanity Sink Faucets See 2.3.5			\$0
Provide Through Wall AC Sleeve and Dedicated Circuit			\$1,028,752
Replace Mini-split Air Conditioner			\$23,864

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001019	Estate Bovoni	57	16%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Water Heater - Electric - EPC			\$0	2009
Provide Ceiling Fans in Bedrooms			\$102,333	2009
Provide Emergency Generator 5,000 w			\$10,400	2009
Repair Concrete ceilings			\$15,600	2009
Provide 24 hour security guard service (2 guards)			\$45,500	2009
Replace Sidewalks			\$12,221	2010
Replace Passage Doors & Hardware			\$221,282	2010
Renovate Kitchen and Provide New Equipment			\$10,400	2010
Replace Equipment and Furnishings			\$10,400	2010
Renovate Community Space/Building- see narrative for details			\$32,500	2010
Provide Public Laundry			\$20,000	2010
Renovate Public Restroom - Make Accessible			\$33,800	2010
Section 504 Compliance - Management Office Improvements			\$32,500	2010
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2010
Provide 24 hour security guard service (2 guards)			\$45,500	2010
Provide 24 hour security guard service (2 guards)			\$45,500	2011
Replace Sidewalks			\$12,221	2012
Replace Deteriorated Concrete Parking/Drive Areas			\$156,000	2012
Replace Unit Electrical Panels and Rewire Unit			\$197,129	2012
Provide 24 hour security guard service (2 guards)			\$45,500	2012
Replace Steps Front & Rear Entrances - Concrete - Avg. 6 risers			\$15,590	2013
Provide Landscaping; Sod, Trees, Shrubs			\$65,000	2013
Misc. Exterior Painting			\$65,000	2013
Repair Concrete ceilings			\$15,600	2013
Provide 24 hour security guard service (2 guards)			\$45,500	2013
Total estimated cost over next 5 years			9,320,146	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001019	Estate Bovoni	57	16%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	
			Planned Start Date (HA Fiscal Year)	
Replace Water Heater - Electric - EPC			\$0	2009
Provide Ceiling Fans in Bedrooms			\$102,333	2009
Provide Emergency Generator 5,000 w			\$10,400	2009
Repair Concrete ceilings			\$15,600	2009
Provide 24 hour security guard service (2 guards)			\$45,500	2009
Replace Sidewalks			\$12,221	2010
Replace Passage Doors & Hardware			\$221,282	2010
Renovate Kitchen and Provide New Equipment			\$10,400	2010
Replace Equipment and Furnishings			\$10,400	2010
Renovate Community Space/Building- see narrative for details			\$32,500	2010
Provide Public Laundry			\$20,000	2010
Renovate Public Restroom - Make Accessible			\$33,800	2010
Section 504 Compliance - Management Office Improvements			\$32,500	2010
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2010
Provide 24 hour security guard service (2 guards)			\$45,500	2010
Provide 24 hour security guard service (2 guards)			\$45,500	2011
Replace Sidewalks			\$12,221	2012
Replace Deteriorated Concrete Parking/Drive Areas			\$156,000	2012
Replace Unit Electrical Panels and Rewire Unit			\$197,129	2012
Provide 24 hour security guard service (2 guards)			\$45,500	2012
Replace Steps Front & Rear Entrances - Concrete - Avg. 6 risers			\$15,590	2013
Provide Landscaping; Sod, Trees, Shrubs			\$65,000	2013
Misc. Exterior Painting			\$65,000	2013
Repair Concrete ceilings			\$15,600	2013
Provide 24 hour security guard service (2 guards)			\$45,500	2013
Total estimated cost over next 5 years			9,320,146	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001020	Walter I.M. Hodge Pavilion	140	56%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$10,185
Relocate or Protect Electrical Feeds			\$16,380
Remove Bee's Nests			\$2,000
Abate Vinyl Asbestos Floor Tile Not Yet Removed			\$1,032,200
Abate Asbestos Popcorn Ceiling			\$1,774,087
Replace Building Trim - Aluminum			\$28,923
Replace Soffit w/ Vinyl			\$59,031
Replace Mailboxes			\$10,699
Repair Concrete Structural Members			\$300,206
Clean Concrete and Stucco Surfaces			\$123,421
Apply Penetrative Corosion Inhibitor			\$319,452
Provide Elastomeric Coating System			\$460,027
Replace Metal Panel Roofing			\$26,978
Replace Gutters			\$120,794
Provide Gutter Guards			\$118,175
Replace Downspout w/ PVC Pipe			\$31,298
Replace Windows - Aluminum Jalousie			\$1,331,690
Replace Windows - Aluminum Jalousie With Emergency Escape			\$248,279
Replace Entrance/Exit Doors & Hardware			\$194,258
Replace Rear Entrance Doors & Hardware			\$194,258
Replace Building & Unit Addresses			\$10,813
Replace Project Sign & Lighting			\$8,560
Remove Asphalt Pavement - 2"			\$40,691
Provide New Asphalt Surface - Resurface			\$270,678
Repair Parking Lot Base			\$66,779
Replace Deteriorated Concrete Parking/Drive Areas			\$195,000
Regrade at Foundation			\$18,981
Replace Door Light Fixture			\$45,793
Replace HPS Wall Pack Fixtures			\$12,910
Replace Pole Lights - At Basketball Court			\$18,280
Misc. Exterior Painting			\$65,000
Provide Epoxy Deck Coating System			\$15,026
Upgrade LP Gas Corrals and Piping			\$273,000
Video Scope, Clean, and Repair Waste Piping.			\$52,000
Perform Leak Detection and Repair9			\$817,700
Repair Water Meters and Pits			\$59,800
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$229,811
Replace Unit Ceramic Floor Tile			\$2,958,310
Replace Passage Doors & Hardware			\$14,562
Replace Bi-Fold Closet Doors w/ Hinged Type			\$144,210
Replace Kitchen Cabinets - Base Units			\$511,824
Replace Kitchen Cabinets - Wall Units			\$192,329

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001020	Walter I.M. Hodge Pavilion	140	56%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Countertop - Plastic Laminate			\$208,588
Provide 24" Pantry Cabinet			\$15,518
Replace Vanity Base Cabinet			\$71,952
Provide Vanity Top w/ Integral Bowl & Faucet			\$59,004
Replace Bath Medicine Cabinet and Bath Accessories			\$30,489
Replace Range Hoods / Self Vent			\$32,076
Provide Bath Exhaust Fan, Duct & Cap			\$58,513
Replace Toilet			\$104,353
Replace Kitchen Sink w/ Faucets			\$145,432
Replace Shower Faucets			\$64,877
Replace Bath Accessories			\$19,728
Replace Ceramic Shower Surround			\$338,453
Replace Water Supply Lines			\$422,964
Provide Through Wall AC Sleeve and Dedicated Circuit			\$705,560
Replace Water Heater - Electric			\$111,166
Replace Washer and Dryer Hook-Ups			\$124,062
Replace Lighting - Fluorescent			\$98,360
Provide Ceiling Fans in Bedrooms			\$70,184
Paint Apartment Interiors			\$1,021
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$35,805
Repair/ Upgrade Fire Alarm System			\$273,000
Provide Emergency Generator 5000W			\$10,400
Repair Concrete ceilings			\$26,000
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$156,000
Section 504 Compliance - Convert Units Into Sensory Accessible Units			\$9,750
Renovate Public Restroom - Make Accessible			\$16,900
Section 504 Compliance - Management Office Improvements			\$39,000
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Replace Sidewalks			\$10,185
Replace Entrance and Electrical Equipment Screening			\$655,200
Replace Chain Link Fence			\$6,387
Repair/Replace Dumpster Enclosure			\$14,840
Repair Cistern Pump House			\$78,000
Provide Additional Play area			\$65,000
Renovate Existing Play Areas & Add Equipment ⁹			\$123,550
Replace Basketball Equipment at Existing Court. Provide Courts Over Other Cistern			\$15,600
Repair Existing Benches and Provide Picnic Areas & Grills			\$6,500

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001020	Walter I.M. Hodge Pavilion	140	56%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Provide Landscaping; Sod, Trees, Shrubs		\$130,000	2
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing		\$65,000	2
Replace Stair Handrails		\$5,115	3
Replace Sidewalks		\$5,092	4
Replace Through Wall AC/Heat PTAC Units		\$8,032	4
Provide Seal Coat and Stripe Lot		\$80,754	5
Replace Administrative Equipment (computers, automated work order systems etc.)		\$6,500	5
Total estimated cost over next 5 years		16,999,709	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001021	Wilfred Pedro Home for the Elderly	33	33%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks		\$10,185	2008
Replace Deteriorated Concrete Parking/Drive Areas		\$27,300	2009
Correct Drainage Issue at Unit 64		\$650	2009
Upgrade Electrical Disconnects		\$351,000	2009
Bring Cistern Back On Line 9		\$40,000	2009
Clean, Seal, and Repair Cisterns 9		\$115,345	2009
Provide Building Trim - Aluminum		\$19,956	2010
Repair Concrete Structural Members		\$26,520	2010
Repair Portland Cement Stucco - 10%		\$28,565	2010
Clean Concrete and Stucco Surfaces		\$36,959	2010
Apply Penetrative Corosion Inhibitor		\$95,661	2010
Provide Elastomeric Coating System		\$137,756	2010
Repair Concrete Structural Members		\$26,520	2010
Provide Roof Structure for Gable Roofing		\$290,892	2010
Provide/Replace Metal Panel Roofing		\$291,362	2010
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating		\$144,755	2010
Provide Gutters		\$51,531	2010

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001021	Wilfred Pedro Home for the Elderly	33	33%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Downspout w/ PVC Pipe			\$12,620
Repair Concrete Surface Over Cistern			\$10,400
Replace Sidewalks			\$10,185
Repair Perimeter Fencing			\$6,500
Repair/Replace Dumpster Enclosure			\$8,720
Replace Windows - Alum.			\$352,418
Provide Hurrigan Shutters			\$39,244
Replace Entrance/Exit Doors & Hardware			\$76,763
Replace Rear Entrance Doors & Hardware			\$76,763
Repair/Replace Metal Entracne Gate and Hardware			\$52,773
Replace Screen/Storm Doors			\$54,478
Replace Maintenance Storage Shed			\$6,500
Repair Existing Benches and Provide Picnic Areas & Grills			\$6,500
Replace Building & Unit Addresses			\$4,360
Replace Project Sign & Lighting			\$8,560
Clean, Seal, Repair Concrete Storm Gutter			\$15,600
Replace Door Light Fixture			\$18,096
Replace HPS Wall Pack Fixtures			\$17,429
Misc. Exterior Painting			\$58,500
Video Scope, Clean, and Repair Waste Lines - Bldg. Mains			\$11,700
Perform Leak Detection9			\$403,000
Provide Emergency Generator 75 kw			\$65,000
Replace Equipment and Furnishings			\$10,400
Renovate Public Laundry			\$10,400
Renovate Public Restroom - Make Accessible			\$8,450
Section 504 Compliance - Management Office Improvements			\$26,000
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Abate Asbestos Ceiling Material			\$461,370
Abate Asbestos Flooring Material			\$111,696
Provide Landscaping; Sod, Trees, Shrubs			\$260,000
Replace Unit Ceramic Floor Tile			\$813,726
Provide Closet Door			\$19,153
Replace Kitchen Cabinets - Base Units			\$164,275
Replace Kitchen Cabinets - Wall Units			\$76,887
Replace Countertop - Plastic Laminate			\$66,949
Replace Vanity Base Cabinet			\$28,433
Provide Vanity Top w/ Integral Bowl & Faucet			\$23,316
Replace Bath Medicine Cabinet and Bath Accessories			\$12,048
Provide/Replace Mini-Blinds			\$51,686

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001021	Wilfred Pedro Home for the Elderly	44	45%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Electric Ranges			\$50,866
Replace Refrigerator			\$73,657
Replace Range Hoods / Self Vent			\$12,675
Provide/Replace Bath Exhaust Fan, Duct & Cap			\$23,122
Replace Toilet			\$41,236
Replace Kitchen Sink w/ Faucets			\$57,469
Replace Shower Faucets			\$25,637
Replace Bath Accessories			\$7,796
Replace Ceramic Shower Surround			\$133,744
Replace Water Supply Lines			\$85,275
Provide Through Wall AC Sleeve, Air Conditioning, and Dedicated Circuit			\$186,494
Replace Water Heater - Electric			\$43,929
Replace Washer and Dryer Hook-Ups			\$49,025
Provide Kitchen Under Cabinet Light			\$13,584
Provide Ceiling Fans in Bedrooms			\$11,094
Paint Apartment Interiors			\$100,058
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$11,319
Replace Emergency Lighting			\$194
Repair Concrete ceilings			\$19,500
Section 504 Compliance - Convert Units Into H.C. Accessible/Adaptable Units			\$1,082,900
Section 504 Compliance - Convert Units Into H.C. Sensory Units			\$3,900
Replace Sidewalks			\$6,111
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$16,250
Repair Perimeter Fencing			\$6,500
Replace Patio Doors & Hardware - At Community Building			\$804
Replace Deteriorated Concrete Parking/Drive Areas			\$15,600
Replace Through Wall AC Units			\$1,457
Total estimated cost over next 5 years			7,246,448

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001022	Mount Pleasant	1	1%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks	\$3,055	2008
Provide Wood Sleepers and Sheathing over Concrete Roof	\$43,550	2009
Provide/Replace Metal Panel Roofing	\$53,416	2009
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating	\$21,879	2009
Provide Gutters	\$11,351	2009
Provide Downspouts - PVC	\$4,543	2009
Provide Dumpster Enclosure	\$7,420	2009
Misc. Exterior Painting	\$1,560	2009
Bring Cistern Back On Line 9	\$40,000	2009
Clean, Seal, and Repair Cisterns 9	\$15,330	2009
Abate Asbestos Ceiling Texture	\$209,138	2010
Abate Asbestos Flooring	\$64,350	2010
Replace Building Trim	\$4,724	2010
Provide Accessible Path to Laundry Poles	\$5,092	2010
Replace Sidewalks	\$3,055	2010
Replace Steps Front Entrances - Concrete/Metal Pan - Avg. 15 Risers	\$60,576	2010
Replace Stair Handrails	\$7,639	2010
Replace Windows - Alum.	\$174,411	2010
Provide Wall Ifill at Window Sills and Provide Flashing at Head and Sill	\$15,889	2010
Provide Hurricane Shutters	\$116,531	2010
Replace Entrance/Exit Doors & Hardware	\$34,465	2010
Repair Pump House	\$45,500	2010
Provide Play Equipment 9	\$72,730	2010
Repair Existing Benches and Provide Picnic Areas & Grills	\$10,400	2010
Replace Building & Unit Addresses	\$44	2010
Replace Project Sign & Lighting	\$8,560	2010
Repair Parking Lot Base	\$12,696	2010
Provide Seal Coat and Stripe Lot	\$47,760	2010
Provide Landscaping; Sod, Trees, Shrubs	\$52,000	2010
Replace Door Light Fixture	\$8,125	2010
Provide HPS Wall Pack Fixtures	\$9,522	2010
Underground Leak Detection 9	\$208,000	2010
Provide Video Camera for Parking Lot. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing	\$3,250	2010
Repair Laundry Poles	\$6,500	2010
Replace Unit Floor Tile	\$368,859	2010
Replace Kitchen Cabinets - Base Units	\$56,574	2010
Replace Kitchen Cabinets - Wall Units	\$90,785	2010
Replace Countertop - Plastic Laminate	\$23,056	2010
Replace Vanity Base Cabinet	\$12,185	2010
Provide Vanity Top w/ Integral Bowl & Faucet	\$9,993	2010

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001022	Mount Pleasant	1	1%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Bath Medicine Cabinet and Bath Accessories			\$5,409	2010
Provide Mini-Blinds			\$21,487	2010
Replace Electric Ranges			\$22,838	2010
Replace Refrigerator			\$33,070	2010
Replace Range Hoods / Self Vent			\$5,691	2010
Provide/Replace Bath Exhaust Fan, Duct & Cap			\$10,381	2010
Replace Toilet - EPC			\$0	2010
Replace Kitchen Sink w/ Faucets			\$25,802	2010
Replace ShowerFaucets			\$11,510	2010
Replace Wall Hung Lavatory			\$1,314	2010
Replace Bath Accessories			\$3,500	2010
Replace Plumbing Shut-Offs			\$4,543	2010
Replace Water Supply Lines			\$18,761	2010
Replace Waste Lines/Stacks			\$152,880	2010
Provide Through Wall AC Sleeve and Dedicated Circuit			\$121,792	2010
Replace Water Heater - Electric			\$19,723	2010
Replace Washer and Dryer Hook-Ups			\$22,011	2010
Provide Kitchen Light - EPC			\$0	2010
Provide Ceiling Fans in Bedrooms			\$7,245	2010
Paint Apartment Interiors			\$44,924	2010
Provide Smoke Detectors w/ Elec. w/ Batt. Back-up			\$16,676	2010
Provide Fire Alarm System			\$52,000	2010
Provide Emergency Generator 15 kw			\$19,500	2010
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$26,000	2010
Section 504 Compliance - Convert Units Into H.C. Adaptable Units			\$312,000	2010
Section 504 Compliance - Convert Units Into Sensory Accessible Units			\$26,000	2010
Renovate Public Restroom - Make Accessible			\$13,000	2010
Section 504 Compliance - Management Office Improvements			\$6,500	2010
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900	2010
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2010
Replace Sidewalks			\$3,055	2012
Provide Seal Coat and Stripe Lot			\$47,760	2012
Replace Through Wall AC Units			\$1,457	2013
Total estimated cost over next 5 years			3,011,742	

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001024A	Nicasio Nico Apartments	0	0%

Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Abate Asbestos Flooring	\$272,458	2009
Replace Building Trim w/ Aluminum	\$6,370	2009
Reframe Exterior Walls	\$333,738	2009
Provide/Repair Portland Cement Stucco	\$327,232	2009
Replace Soffit	\$13,000	2009
Replace Mailboxes	\$2,588	2009
Repair Concrete Structural Members	\$238,680	2009
Apply Penetrative Corosion Inhibitor	\$109,603	2009
Provide Elastomeric Coating System	\$157,834	2009
Replace Roof Structure for Gable Roofing - Treated Lumber	\$167,829	2009
Replace Roofing, TPO with Adhered Ribs	\$111,371	2009
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating	\$56,355	2009
Replace Gutters	\$16,447	2009
Replace Downspout w/ PVC Pipe	\$7,572	2009
Replace Sidewalks	\$10,185	2009
Replace Stair Handrails - Stainless Steel	\$25,871	2009
Replace Balcony Handrails - Stainless Steel	\$36,524	2009
Replace Steel Picket Fencing with Decorative Aluminum Fencing	\$143,650	2009
Provide Decorative Aluminum Fencing	\$6,664	2009
Replace Dumpster Enclosure	\$20,310	2009
Replace Windows - Aluminum Jalousie	\$202,094	2009
Replace Windows - Aluminum Jalousie W/Emergency Escape	\$60,068	2009
Replace Entrance/Exit Doors & Hardware	\$46,998	2009
Repair Pump House	\$45,500	2009
Provide New Play Areas & Equipment	\$97,500	2009
Providde Benches, Picnic Areas & Grills	\$6,500	2009
Replace Building & Unit Addresses	\$2,616	2009
Replace Project Sign & Lighting	\$8,560	2009
Remove Asphalt Pavement - 2"	\$10,876	2009
Provide New Asphalt Surface - Resurface	\$72,350	2009
Repair Parking Lot Base	\$3,555	2009
Provide Landscaping; Sod, Trees, Shrubs	\$48,750	2009
Replace Door Light Fixture	\$11,079	2009
Replace HPS Wall Pack Fixtures	\$6,455	2009
Misc. Exterior Painting	\$16,250	2009
Provide Epoxy Deck Coating System	\$8,246	2009
Provide New Electric Meters, Mater Bases, Gear and Enclosures at Gallery	\$97,500	2009
Video Scope, Clean, and Repair Waste Piping	\$11,700	2009
Replace Gas Service	\$39,000	2009
Repair Water Supply Lines Install Check Meters	\$26,000	2009
Bring Cistern Back On Line 9	\$40,000	2009

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001024A	Nicasio Nico Apartments	0	0%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Clean, Seal, and Repair Cisterns 9			\$53,109
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$19,500
Provide Propane Tank Storage Areas			\$6,500
Replace Unit ceramic Floor Tile			\$946,515
Replace Passage Doors & Hardware			\$38,164
Replace Closet Doors w/ Hinged Type			\$38,877
Replace Kitchen Cabinets - Base Units			\$119,854
Replace Kitchen Cabinets - Wall Units			\$67,248
Replace Countertop - Plastic Laminate			\$48,845
Provide 24" Pantry Cabinet			\$25,864
Replace Vanity Base Cabinet			\$17,408
Provide Vanity Top w/ Integral Bowl & Faucet			\$14,275
Replace Bath Medicine Cabinet and Bath Accessories			\$7,376
Replace Range Hoods / Self Vent			\$7,760
Provide Exterior GFI			\$2,129
Provide Bath Exhaust Fan, Duct & Cap			\$14,156
Replace Unit Electrical Panels and Rewire Unit			\$328,938
Replace Toilet			\$25,247
Replace Kitchen Sink w/ Faucets			\$35,185
Replace Shower Faucets			\$15,696
Replace Bath Accessories			\$4,773
Replace Ceramic Shower Surround			\$81,884
Replace Plumbing Shut-Offs			\$6,195
Replace Water Supply Lines			\$10,233
Replace Waste Lines/Stacks			\$19,350
Replace Through Wall AC Units			\$5,826
Provide Through Wall AC Sleeve and Dedicated Circuit			\$170,700
Replace Water Heater - Electric			\$26,895
Replace Washer and Dryer Hook-Ups			\$30,015
Provide Interior Lighting			\$16,634
Provide Ceiling Fans in Bedrooms			\$16,980
Paint Apartment Interiors			\$61,260
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$8,663
Provide Fire Alarm System			\$71,500
Provide Emergency Generator 5000w			\$10,400
Repair Concrete ceilings			\$39,000
Renovate Kitchen and Provide New Equipment			\$10,400
Replace Equipment and Furnishings			\$32,500
Renovate Community Space/Building- see narrative for details			\$130,000
Renovate Public Laundry			\$13,000

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001024A	Nicasio Nico Apartments	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$33,150	2009
Renovate Public Restroom - Make Accessible			\$16,900	2009
Section 504 Compliance - Management Office Improvements			\$19,500	2009
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2009
Replace Sidewalks			\$4,074	2011
Replace Sidewalks			\$4,074	2013
Provide Seal Coat and Stripe Lot			\$21,585	2013
Repair Concrete ceilings			\$19,500	2013
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2013
Total estimated cost over next 5 years			5,656,516	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001024B	Candido Guadelupe Terrace	12	14%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$8,148	2008
Replace Stair Handrails and Add Guardrails at Landings			\$11,791	2008
Abate Asbestos Tile Flooring			\$51,909	2009
Provide Building Trim			\$10,257	2009
Replace Mailboxes			\$3,839	2009
Provide Portland Cement Stucco Patch Over Aggregate Panel			\$124,287	2009
Repair Concrete Structural Members			\$156,468	2009
Clean Concrete and Stucco Surfaces			\$64,336	2009
Apply Penetrative Corrosion Inhibitor			\$166,522	2009
Provide Elastomeric Coating System			\$239,800	2009
Provide Roof Structure for Gable Roofing			\$182,314	2009
Provide/Replace Metal Panel Roofing			\$221,759	2009
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$90,831	2009
Provide Gutters			\$26,485	2009
Provide Downspouts			\$9,102	2009
Apply Sealer with Light Abrasive for Traction			\$7,903	2009
Provide Decorative Aluminum Perimeter Fencing			\$113,750	2009

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001024B	Candido Guadalupe Terrace	12	14%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Provide/Replace Dumpster Enclosure			\$22,375
Repair/Replace Dumpster Enclosure			\$22,375
Replace Windows - Aluminum Jalousie			\$291,440
Replace Windows - Aluminum Jalousie W/Emergency Escape			\$104,918
Infill Wall below Windows to Raise the Sill Height			\$15,327
Replace Entrance/Exit Doors & Hardware			\$70,497
Replace Rear Entrance Doors & Hardware			\$70,497
Replace Patio Doors & Hardware			\$197,933
Renovate Existing Play Areas & Equipment			\$13,000
Provide New Play Areas & Equip. Provide Half-Court Basketball at South End of Development			\$71,500
Repair Existing Benches and Provide Picnic Areas & Grills			\$52,000
Replace Building & Unit Addresses			\$4,360
Replace Project Sign & Lighting			\$17,120
Provide Landscaping; Sod, Trees, Shrubs			\$45,500
Provide additional Soils and Regrade at Foundation			\$9,248
Replace Door Light Fixture			\$16,619
Replace HPS Wall Pack Fixtures			\$10,328
Replace Pole Lights			\$9,140
Misc. Exterior Painting			\$22,750
Replace Gas Lines			\$16,380
Video Scope, Clean, and Repair waste Lines			\$16,380
Perform Leak Detection ⁹			\$390,000
Repair Leaks and Install Check Meters			\$45,500
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$53,109
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$26,000
Repair Propane Tank Storage Areas			\$20,800
Remove Abandoned Cars and Other Junk			\$2,018
Replace Unit Ceramic Floor Tile			\$1,442,679
Replace Kitchen Cabinets - Base Units			\$181,038
Replace Kitchen Cabinets - Wall Units			\$100,872
Replace Countertop - Plastic Laminate			\$73,780
Provide 24" Pantry Cabinet			\$38,364
Replace Vanity Base Cabinet			\$25,822
Provide Vanity Top w/ Integral Bowl & Faucet			\$21,175
Replace Bath Medicine Cabinet and Bath Accessories			\$10,942
Replace Range Hoods / Self Vent			\$11,511
Replace Kitchen Receptacles with GFIC Devices			\$3,159
Replace Bath Receptacle with GFIC Devices			\$3,159
Provide Exterior GFI			\$3,159
Provide Bath Exhaust Fan, Duct & Cap			\$20,999
Replace Toilet			\$37,449

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001024B	Candido Guadelupe Terrace	12	14%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Kitchen Sink w/ Faucets			\$52,191	2009
Replace Shower Faucets			\$23,282	2009
Replace Bath Accessories			\$7,080	2009
Replace Ceramic Shower Surround			\$121,461	2009
Replace Water Supply Lines			\$151,790	2009
Replace Through Wall AC/Heat PTAC Units			\$2,913	2009
Provide Through Wall AC Sleeve and Dedicated Circuit			\$259,464	2009
Replace Water Heater - Electric			\$39,894	2009
Replace Washer and Dryer Hook-Ups			\$44,522	2009
Provide Kitchen Light			\$12,337	2009
Provide Ceiling Fans in Bedrooms			\$25,810	2009
Paint Apartment Interiors			\$90,869	2009
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$13,167	2009
Provide Fire Alarm System			\$91,000	2009
Provide Emergency Generator 5000w			\$10,400	2009
Repair Concrete ceilings			\$15,600	2009
Replace Equipment and Furnishings			\$10,400	2009
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$52,000	2009
Section 504 Compliance - Convert Units Into Sensory Accessible Units			\$3,900	2009
Section 504 Compliance - Management Office Improvements			\$19,500	2009
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2009
Replace Sidewalks			\$8,148	2010
Provide New Asphalt Surface - Resurface			\$146,627	2010
Repair Parking Lot Base			\$362,335	2010
Provide New Asphalt Surface - New construction			\$75,183	2010
Repair/Replace Pedestrian Gate & Controls			\$27,335	2011
Replace Sidewalks			\$4,074	2012
Renovate Kitchen and Provide New Equipment			\$23,400	2012
Repair Concrete ceilings			\$15,600	2013
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2013
Total estimated cost over next 5 years			6,864,002	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001033	Joseph E. James Terrace	1	1%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$5,092
Replace Roof & Penetration Flashing			\$11,050
Repair/Replace Metal Panel Roofing			\$13,489
Replace Handicap Switchback Ramp and Steps			\$6,955
Replace Stair and Ramp Handrails			\$3,410
Provide Storm Drainage Lines at Building 1 and Replace Portions of Concrete Walk			\$3,892
Provide additional Soils and Regrade at Foundation			\$4,069
Detect Leaks and Replace Water Supply Lines - EPC9			\$0
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$28,971
Replace Toilet - EPC			\$0
Replace Siding With Cement Board Siding			\$12,834
Repair/Replace Damaged or Missing Trim			\$6,692
Repair Portland Cement Stucco - 10%			\$9,142
Clean Concrete and Stucco Surfaces			\$11,864
Apply Penetrative Corrosion Inhibitor			\$30,708
Provide Elastomeric Coating System			\$55,736
Replace Sidewalks			\$5,092
Provide New Guard Rails at Roadways			\$108,625
Replace Wood Privacy Fence			\$4,957
Repair/Replace Chain Link Fence - 10%			\$6,387
Provide/Replace Dumpster Enclosure			\$5,232
Replace Windows - Alum.			\$183,401
Provide Hurricane Shutters			\$122,538
Replace Entrance/Exit Doors & Hardware			\$53,264
Replace Screen/Storm Doors			\$18,901
Replace Building & Unit Addresses			\$1,482
Replace Project Sign & Lighting			\$8,560
Remove Asphalt Pavement - 2"			\$5,834
Provide New Asphalt Surface - Resurface			\$38,808
Repair Parking Lot Base			\$9,522
Repair Parking Lot Base			\$1,904
Provide New Asphalt Surface - New construction			\$30,176
Replace Door Light Fixture			\$0
Provide HPS Wall Pack Fixtures			\$4,761
Misc. Exterior Painting			\$26,520
Provide/Replace Mini-Blinds			\$22,594
Replace Unit Floor Ceramic Tile			\$306,563
Replace Door Knobs with Lever Type Handle			\$6,519
Replace Kitchen Cabinets - Base Units			\$47,495

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001033	Joseph E. James Terrace	1	1%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Kitchen Cabinets - Wall Units			\$26,675
Replace Countertop - Plastic Laminate			\$19,356
Provide 24" Pantry Cabinet			\$14,656
Replace Vanity Base Cabinet			\$9,864
Provide Vanity Top w/ Integral Bowl & Faucet			\$8,089
Replace Bath Medicine Cabinet and Bath Accessories			\$4,180
Provide Electric Ranges			\$17,647
Replace Refrigerator			\$25,554
Replace Range Hoods / Self Vent			\$4,398
Replace Bath Exhaust Fan & Cap			\$2,902
Replace Kitchen Sink w/ Faucets			\$19,938
Replace Shower Faucets			\$8,894
Replace Bath Accessories			\$2,705
Replace Ceramic Shower Surround			\$4,640
Replace Plumbing Shut-Offs			\$3,511
Replace Water Supply Lines			\$28,994
Provide Through Wall AC/Heat PTAC Units			\$49,521
Provide Through Wall AC Sleeve and Dedicated Circuit			\$38,692
Replace Water Heater - Electric			\$14,980
Replace Washer Hook-Ups			\$17,009
Provide Kitchen Under Cabinet Light			\$4,713
Provide Living Room Ceiling Light			\$3,029
Provide Ceiling Fans in Bedrooms			\$3,849
Paint Apartment Interiors			\$34,714
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$3,927
Section 504 Compliance - Convert Units Into H.C. Accessible/Adaptable Units			\$309,400
Renovate Public Restroom - Make Accessible			\$16,900
Section 504 Compliance - Management Office Improvements			\$19,500
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Replace Sidewalks			\$2,037
Replace Office Mini Split A/C unit			\$19,120
Provide Emergency Generator 5000 w			\$10,400
Renovate Kitchen and Provide New Equipment			\$10,400
Replace Equipment and Furnishings			\$10,400
Renovate Community Space/Building- see narrative for details			\$19,500
Repair Existing Gazebos, Benches, Picnic Areas & Grills			\$9,750
Provide Video Camera for Common areas. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$9,750
Total estimated cost over next 5 years			2,083,033

Optional 5-Year Action Plan Tables

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001044	Knolls at Contant	5	6%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Sidewalks - 5%			\$6,569
Repair/Replace Damaged or Missing Trim			\$7,873
Cut Grout Between Concrete Panels and Replace with Backer Rod and Sealant			\$56,750
Provide/Repair Structural Concrete			\$127,296
Clean Concrete and Stucco Surfaces			\$52,341
Apply Penetrative Corosion Inhibitor			\$135,475
Provide Elastomeric Coating System			\$195,091
Replace Roof & Penetration Flashing			\$6,500
Provide Roof Structure for Patio Roofing			\$12,786
Provide Patio Roofing			\$12,949
Replace Existing Roofing with Metal Panel Roofing			\$223,917
Replace Gutters			\$10,165
Replace Downspouts			\$7,767
Replace Stair Handrails			\$5,115
Provide Chain Link Fence			\$3,193
Repair Wood Retaining Wall			\$13,920
Replace Entrance/Exit Doors & Hardware			\$75,197
Replace Patio Doors & Hardware			\$530,100
Provide New Play Areas & Equipment			\$52,000
Repair Existing Benches and Provide Picnic Areas & Grills			\$3,250
Replace Project Sign & Lighting			\$8,560
Replace Deteriorated Concrete Parking/Drive Areas			\$39,000
Clean Drainage Gutter			\$2,600
Replace Door Light Fixture -EPC9			\$0
Replace HPS Wall Pack Fixtures			\$12,910
Misc. Exterior Painting			\$39,000
Bring Cistern Back On Line 9			\$40,000
Clean, Seal, and Repair Cisterns 9			\$72,508
Provide Leak detection and Replace Water Supply Lines and Meters - EPC9			\$0
Provide Video Camera for Parking Lot and Common Areas. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$24,375
Remove Abandoned Cars and Other Junk			\$2,522
Replace Unit Floor Tile - Prep subfloor for New Tile			\$1,505,071
Remove Tile and Provide Vinyl Risers and Treads			\$20,331
Provide Mini-Blinds			\$54,935
Provide Bath Exhaust Fan, Duct & Cap			\$47,188
Replace Toilet - EPC9			\$0
Provide Through Wall AC Sleeve and Dedicated Circuit			\$124,110
Replace Water Heater - Electric - EPC			\$0

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001044	Knolls at Contant	5	6%
Description of Needed Physical Improvements or Management Improvements			Estimated Cost
			Planned Start Date (HA Fiscal Year)
Replace Washer and Dryer Connections			\$48,024
Replace Light Fixtures			\$0
Provide Ceiling Fans in Bedrooms			\$28,526
Repair Concrete ceilings			\$24,700
Provide Public Laundry			\$7,800
Provide Handicap Accessible Units			\$65,000
Provide Handicap Accessible Sensory Units			\$3,900
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500
Replace Sidewalks - 10%			\$13,138
Provide Dumpster Enclosure			\$6,976
Replace Sidewalks - 10%			\$13,138
Replace Stair Handrails			\$5,115
Replace Deteriorated Concrete Parking/Drive Areas			\$39,000
Provide Parking Lot Striping			\$3,191
Repair Concrete ceilings			\$7,800
Total estimated cost over next 5 years			3,808,076

