



# Virgin Islands Housing Authority PHA Plans

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

Final Version – VQ001 & VQ901

October 14, 2008

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

## PHA Plan Agency Identification

**PHA Name:** Virgin Islands Housing Authority

**PHA Number:** VQ001/VQ901

**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 Director 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 Director, 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.

[REST OF PAGE INTENTIONALLY LEFT BLANK]

**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 on page 6.

**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 1<sup>st</sup> 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 1<sup>st</sup> 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; 3<sup>rd</sup> 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 Harassment

## **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 was completed by October 15, 2008, where 144 units were rehab by our internal maintenance staff, all units have been rented. Phase III starts in November 2008. These units are now under the Modernization Department with an initial number of 75 unit's now pending contractual award. The outstanding balance in Mod to be contracted based on local government financial contribution. Our goal now is to turn all newly vacant units in less than 30 days.

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 (2008) 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**

- A. IT has hired a new Network Administrator. Staff has received training in Firewall Protection.

B. Hot Site Disaster recovery

IT is currently working on a Hot Site Disaster Recovery Plan in order to support the Virgin Island Housing Authority in the event of a natural Disaster/ Catastrophe. IT will utilize a Virtual Server environment as its Disaster Recovery hot site based on the fact that a Virtual environment can be located anywhere in the continental United States away from harms way. VIHA will use satellite communications in order to connect to the Virtual Server environment. Satellite is the chosen means of data transport based on its ability to be setup in a matter of hours after a natural disaster hits the Virgin Islands territory. The virtual hot site will have the latest and greatest copy of VIHA's IT systems data backup available on a weekly basis to help alleviate any excessive down time.

C. Data Center Hardening

Data IT is working with the Engineering team under MOD and Development on an IT Center hardening project. The Data Center Hardening project will help IT maintain a level of SLA to its end users unforeseen in the USVI. IT's plan is to fortify the entire Data Center infrastructure so if a natural disaster occurs and the current building infrastructure is penetrated the Data Center will be able to operate as a standalone structure. This will be beneficial to VIHA's main office and AMP sites in the event that communication medium is still in place. All VIHA locations will have the ability to conduct business with the least down time applicable due to IT Data center structural integrity.

### **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.

#### **Table of Contents**

<b>Annual Plan</b>	<u>Page #</u>
i. Executive Summary	1
ii. Table of Contents	13
1. Housing Needs	17
2. Financial Resources	23
3. Policies on Eligibility, Selection and Admissions	25
4. Rent Determination Policies	33
5. Operations and Management Policies	37
6. Grievance Procedures	39
7. Capital Improvement Needs	39
8. Demolition and Disposition	41
9. Designation of Housing	50
10. Conversions of Public Housing	53
11. Homeownership	54
12. Community Service Programs	57
13. Crime and Safety	61
14. Pets	63
15. Civil Rights Certifications (included with PHA Plan Certifications)	63
16. Audit	63
17. Asset Management	64
18. Other Information	64
A. Resident Advisory Board Recommendation	65
B. Description of Election Process for Residents on the PHA Board.....	67
C. Statement of Consistency with the Consolidated Plan.....	68
D. Definition of “Substantial Deviation” and “Significant Amendment or Modifications”.....	69

#### **Attachments**

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

Required Attachments - Table of Contents	71
<input checked="" type="checkbox"/> Attachment A: Admissions Policy for Deconcentration for Covered Development Analysis	72
<input checked="" type="checkbox"/> <b>Attachment B:</b> Resident Membership of the PHA Governing Board .....	75
<input checked="" type="checkbox"/> <b>Attachment C:</b> Resident Advisory Board Protocol	76
<input checked="" type="checkbox"/> <b>Attachment D:</b> Membership of the Resident Advisory Boards	79
<input checked="" type="checkbox"/> <b>Attachment E:</b> Implementation of Public Housing Resident Community Service Requirements	80
<input checked="" type="checkbox"/> <b>Attachment F:</b> Resident Assessment and Satisfaction Survey Statement	82
<input checked="" type="checkbox"/> <b>Attachment G:</b> Organizational Chart for VIHA.	84

<input checked="" type="checkbox"/>	<b>Attachment H:</b> Housing Choice Homeownership Capacity Statement	85
<input checked="" type="checkbox"/>	<b>Attachment I:</b> Conversion of Public Housing/Voluntary Conversion Initial Assessments	87
<input checked="" type="checkbox"/>	<b>Attachment J:</b> Project-Based Voucher Program Statement	88
<input checked="" type="checkbox"/>	<b>Attachment K:</b> FY2007 Vacancy Reduction Plan Statement	89
<input checked="" type="checkbox"/>	<b>Attachment L:</b> Most recent board-approved operating budget (Required Attachment for PHA's that are troubled or at risk of being designated troubled ONLY)	91
<input checked="" type="checkbox"/>	<b>Attachment M:</b> FY 2008 CFP Performance and Evaluation Report	95
<input checked="" type="checkbox"/>	<b>Attachment N:</b> FY 2007 Capital Fund Program Annual Statement	100
<input checked="" type="checkbox"/>	<b>Attachment O:</b> FY 2006 CFP Annual Statement	103

Optional Attachments:

<input checked="" type="checkbox"/>	Other (List below, providing each attachment name)	
<input checked="" type="checkbox"/>	<b>Attachment P:</b> FY2005 CFP Annual Statement	112
<input checked="" type="checkbox"/>	<b>Attachment Q:</b> FY2004 CFP Annual Statement	121
<input checked="" type="checkbox"/>	<b>Attachment R:</b> FY2008 RHFG Program Annual Statement	126
<input checked="" type="checkbox"/>	<b>Attachment S:</b> FY2007 RHFG Program Annual Statement	132
<input checked="" type="checkbox"/>	<b>Attachment T:</b> FY2006 RHFG Program Annual Statement	137
<input checked="" type="checkbox"/>	<b>Attachment U:</b> FY2005 RHFG Program Annual Statement	141
<input checked="" type="checkbox"/>	<b>Attachment V:</b> FY2004 RHFG Program Annual Statement	146
<input checked="" type="checkbox"/>	<b>Attachment W:</b> FY2003 RHFG Program Annual Statement	149
<input checked="" type="checkbox"/>	<b>Attachment X:</b> FY2002 RHFG Program Annual Statement	151
<input checked="" type="checkbox"/>	<b>Attachment Y:</b> FY 2000 RFFG Program Annual Statement	154

## 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.

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

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	eradication of pest infestation (including cockroach infestation)	
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
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 (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
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**

**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)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/sub jurisdiction: <b>St. Thomas</b>			
	# 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)? <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 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			

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)**

**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.

<b>Financial Resources: Planned Sources and Uses (June 30, 2008)</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2008 grants)</b>		
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
<b>2. Prior Year Federal Grants (un-obligated funds only) (list below)</b>		
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
<b>3. Public Housing Dwelling Rental Income</b>	\$5,312,885	Public Housing Operations
<b>4. Other income (list below)</b>		
Bad Debt Collection	\$100,000	Public Housing Operations
Interest	\$40,000	Public Housing Operations
<b>4. Non-federal sources (list below)</b>		
Local Government Funding	\$556,788	Affordable Housing/ Supportive Services
<b>Total resources</b>	<b>\$57,344,898.84</b>	

### **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)

95<sup>th</sup> 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning January 1, 2009</b>	<b>Expected Turnover</b>
Public Housing	2407	104
Section 8 Vouchers	1324	120
Section 8 Certificates	0	NA
Section 8 Mod Rehab	10	2
Special Purpose Section 8 Certificates/Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA

Other Federal Programs(list individually) HCVP	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.*

<b>Demolition/Disposition Activity Description</b>
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, <b>submitted</b> , or planned for submission: (05/09/07)
5. Number of units affected: No units. Land strip for highway widening.
6. Coverage of action (select one) <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

<b>Demolition/Disposition Activity Description</b>
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>
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, <b>submitted</b> , 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

<b>Demolition/Disposition Activity Description</b>
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

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Wilhelm "Willie" George 1b. Development (project) number: VQ001013
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 <b>planned</b> for submission: <u>(30/11/07)</u>
5. Number of units affected: No units affected. Community Center 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: January 2008 b. Projected end date of activity: December 2009

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Estate Mon Bijou
1b. Development (project) number: VQ001014
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 <b>planned</b> for submission: <u>(30/12/06)</u>
5. Number of units affected: 3
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

<b>Demolition/Disposition Activity Description</b>
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>
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, <b>submitted</b> , 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

<b>Demolition/Disposition Activity Description</b>
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>	
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 <b>approved</b> , submitted, or planned for submission: (04/08/04)	
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	

<b>Demolition/Disposition Activity Description</b>	
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 <b>approved</b> , submitted, or planned for submission: (17/05/99)	
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	

<b>Demolition/Disposition Activity Description</b>	
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>	
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, <b>submitted</b> , 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

<b>Demolition/Disposition Activity Description</b>
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>
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, <b>submitted</b> , 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

<b>Demolition/Disposition Activity Description</b>
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 <b>planned</b> 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

<b>Demolition/Disposition Activity Description</b>
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, <b>submitted</b> , 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 903.79 (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.

<b>Designation of Public Housing Activity Description</b>
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 <b>planned</b> 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: <b>16</b> 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
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"/>
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 <b>planned</b> 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: <b>85</b>
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Wilford Pedro Homes for the Elderly (f/k/a Whim Gardens for the Elderly)
1b. Development (project) number: VQ001021
2. Designation type:
Occupancy by only the elderly <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 <b>planned</b> 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: <b>98</b>
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>
1a. Development name: Joseph E. James Terrace
1b. Development (project) number: VQ001033
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 <b>planned</b> 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: <b>34</b>
7. Coverage of action (select one)
<input type="checkbox"/> Part of the development
<input checked="" type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

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

<input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)
--

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

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

**11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

**A. Public Housing**

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

1.  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.)

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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:	<u>(Approved 5(h) Plan - 08/09/1995) (Planned Section 32 Application - 30/9/2006)</u>

5. Number of units affected: 5(h) Plan approval included **300** units. Since the 5(h) approval **14** units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining **286** units.

6. Coverage of action: (select one)

Part of the development

Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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:	<b>(Approved 5(h) Plan - 11/03/1997) (Planned Section 32 Application - 30/09/2006)</b>
5. Number of units affected: 5(h) Plan approval included <b>30</b> units. Since the 5(h) approval <b>19</b> units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining <b>11</b> units. <b><u>All units sold on March 31, 2007.</u></b>	
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.

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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: ( <b>Approved</b> 5(h) Plan - 25/02/1993) ( <b>Planned</b> Section 32 Application – 30/09/2006)	
5. Number of units affected: 5(h) Plan approval included <b>53</b> units. Since the 5(h) approval <b>52</b> units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining <b>1</b> unit.	
6. Coverage of action: (select one)	
<input type="checkbox"/> Part of the development	
<input checked="" type="checkbox"/> Total development	
<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
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: ( <b>Approved</b> 5(h) Plan - 03/11/1997) ( <b>Planned</b> Section 32 Application – 30/09/2006)	
5. Number of units affected: 5(h) Plan approval included <b>25</b> units. Since the 5(h) approval <b>13</b> units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining <b>12</b> units. <b><i>All units sold on March 31, 2007</i></b>	
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. )

<b>Services and Programs –As of 07/19/2006</b>				
<b>Program Name &amp; Description</b> (including location, if appropriate)	<b>Estimate d Size</b>	<b>Allocation Method</b> (waiting list/random selection/ specific criteria/ other)	<b>Access</b> (development office/ PHA main office/other provider name)	<b>Eligibility</b> (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)	250	Children (5-14 years); Voluntary – by registration	Community Centers	Public Housing and Housing Choice

reinforcement)				
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

<b>Family Self Sufficiency (FSS) Participation</b>		
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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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

**St. Thomas**  
 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  
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

**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 RAB Member and her associate resident leader asked - What is going to happen to Williams Delight Housing Community? Based on a recent community meeting held there with the Executive Directors and other government leaders resident s were told that the interiors repair problems of the occupied apartment must be dealt with first. Priority has been given to the Williams delight problems. No change in the Five-Year or Annual Plans were required resulting from this question.
- Modernization /Redevelopment Activities – A question was asked – “ What is going to be done in Aureo Diaz? Other communities have had improvements made, but there have been none in the last 30 years in Aureo Diaz. The resident was shown the Capital funds budget and the planned funds for all the identified repairs and or replacement identified in that community. The list reviewed included handrails, playground equipment, sidewalks, exterior painting. Plans are being made to include residents involvement and employment of residents for painting the community

through the Section 3 program. Based on the limited funds Management must make priority decisions. No change in the Five-Year or Annual Plans were required resulting from this question.

- Modernization /Redevelopment Activities – A RAB member asked - Based on the Viability Study, St. Croix is slated for three demo projects, which does not assist with being able to provide more housing for low income residents and limits the amount of housing that is available. What is the Plan for more housing? While this is true as noted on the Viability Summary, the only demolition action VIHA has moved forward with is that of the Louis Brown Villas. The VI Legislature has recently requested that we look into replacing a mixed-finance community back on that site, along with the Warren E. Brown and Donoe sites on St. Thomas. We are currently working with the VI Housing Finance Authority and the Governor to try our best to make it a reality. No change in the Five-Year or Annual Plans were required resulting from this question.
- VIHA Strategic Goal No. 4 & 5: 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 or Annual Plans was required from this question.
- VIHA Management Operations : A resident asked Have there been any significant policy change since 2006. There has been no significant policies change to the Agency Plan. However, the Authority is constantly reviewing its and improving its policies. No change in the Five-Year nor Annual Plans were required from this question.

Another RAB member asked, is there any provision for the interest of the residents as far as the rising cost of living that we face here in the Virgin Islands, does the Authority look at that as a concerns that needs to be addressed? Aside from the regular deductions and allowances the Authority does not have any provisions top address the rising cost of living. The utility allowances are designed to alleviate the burden of the cost of living. No change in the Five-Year nor Annual Plans were required from these question.

The same RAB member asked another question. 'I know that years ago resident of housing were required to do community service in order to be able to live in Public Housing. Is this still in effect? Yes . Unemployed residents still must perform 8 hours of community service each month. Or participate in an economic self sufficiency program for 8 hours each month F+VIHA has a viably program that is in effect. No change in the Five-Year nor Annual Plans were required from these question.

The same RAB member asked: What is being done to address the lack of respect shown residents by Property Managers and other staff? The Authority intends to embark an a significant total organization Customer Service Program and to change the culture of how

we treat residents. We are hoping to start this program this year. No change in the Five-Year nor Annual Plans were required from these question.

The same RAB member asked: Since each Housing site will be responsible for the community centers and the needs of their own community will each manager have hrtie own budgets and will it be increased to ensure that their objectives are being met? All Property mangers have been trained in Asset management. They now know the process and have the skills to create and manage their own budgets. 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. We are concerned about the Youths that live in our community, some of whom are being killed and VIHA and the police are not responding effectively enough. We need activities for the youths; we need a tennis courts and sport teams? A review of all the community service activities was provided along with VIHA involvement with the local Police Department, and installation of surveillance cameras. More prevention is needed. Resident l;eaders were encourages to bring forth their suggestions We know more can and must be done. We encourage all, residents to make proposals and get involved with program ideas, reach out to other outside organizations and groups and VIHA will help. You will have the full support of VIHA. No change in the Five-Year nor Annual Plans were required from these question.

➤ Modernization - Vacany Reduction Plan.: One RAB Member asked, What is the turn around time for vacant unit? We are starting to improve. We need to turn a unit in less than 30 days. We have units that are out for more than a year. In this FY 2009 plan we show that as of October 1, 2008 we have turn over 144 units. It is a high priority for us. No change in the Five-Year nor Annual Plans were required from this 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).
- 2008-2009 Program Year Action Plan – Submitted by The Virgin Islands Housing Finance Authority and approved on August 8, 2008 by the Governor of the Virgin Islands; VIHA as stakeholder / partner seeks to be in full compliance with the spirit and intentions of this document. The section “Needs of Public Housing – on page 23 identifies eight significant goals inherent within this 5 year and FY 2009 Agency Plan.

#### **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.

**[REST OF PAGE INTENTIONALLY LEFT BLANK]**

## Attachments

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

### TABLE OF CONTENTS FOR ATTACHMENTS

<u>Attachment</u>	<u>Description</u>	<u>Page</u>
Attachment A	Deconcentration Policy for Covered Developments Analysis .....	72
Attachment B	Resident Membership of the PHA Governing Board .....	75
Attachment C	Resident Advisory Board Protocol .....	76
Attachment D	Membership on the Resident Advisory Boards .....	79
Attachment E	Implementation of Public Housing Resident Community Service Requirements .....	80
Attachment F	Resident Assessment and Satisfaction Survey Statement .....	82
Attachment G	Organizational Chart for VIHA .....	84
Attachment H	Housing Choice Homeownership Capacity Statement .....	85
Attachment I	Conversion of Public Housing / Voluntary Conversion Initial Assessments.....	87
Attachment J	Project-Based Voucher Program Statement.....	88
Attachment K	FY 2006 Vacancy Reduction Program Statement .....	89
Attachment L	VIHA Approved Operating Budget (FY2007).....	91
Attachment M	FY2008 CFP Performance and Evaluation Report	95
Attachment N	FY2007 Capital Fund Program	... 100
Attachment O	FY2006 CFP Annual Statements .....	103
Attachment P	FY2005 CFP Annual Statement .....	112
Attachment Q	FY2004 CFP Annual Statement .....	121
Attachment R	FY2008 RHFG Program Annual Statement .....	126
Attachment S	FY2007 RHFG Program Annual Statement .....	132
Attachment T	FY2006 RHFG Program Annual Statement .....	137
Attachment U	FY2005 RHFG Program Annual Statement .....	141
Attachment V	FY2004 RHFG Program Annual Statement .....	146
Attachment W	FY2003 RHFG Program Annual Statement .....	149
Attachment X	FY 2002 RHFG Program Annual Statement .....	151
Attachment Y	FY 2000 RHFG Program Annual Statements .....	154

## ATTACHMENT A

## DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS ANALYSIS

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

VIHA responds to the HUD required deconcentration questions as follows:

### Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

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

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

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

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

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

Most of the communities that fall outside the lower range of the EIR reflect the difference in the incomes and the economies of St. Croix and St. Thomas. The deconcentration analysis revealed that families in St. Croix have an average income that is approximately one half (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:

<b>Deconcentration Policy for Covered Developments</b>			
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)]

<b>St. Thomas</b>			
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
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)(D)	
Pollyberg Gardens	11	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
George Simmons Terrace	8	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
The Knolls at Contant	96	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
<b>St. Croix</b>			
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)	
Mount Pleasant	44	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Nicasio Nico Apartments	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)	
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 now (2008) hired an Executive Director, while VIHA remains under receivership. As VIHA moves toward satisfactory performance and termination of the receivership, VIHA new leadership will reconsider the Governance of the Agency and the makeup of the Board. 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 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 dispossession 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
<b>Total RAB Representatives</b>		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 Director 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 Director 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 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 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 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 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 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
- Leova Harris
- Julien Hansen
- Daphne Edwards
- Rooney George

Housing Choice Voucher Representatives

- Jacquelyn Fredericks
- Irene Hatchett-Sealey (pending)

## 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.

**[REST OF PAGE INTENTIONALLY LEFT BLANK]**

## 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 (As of FY 2006)</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.

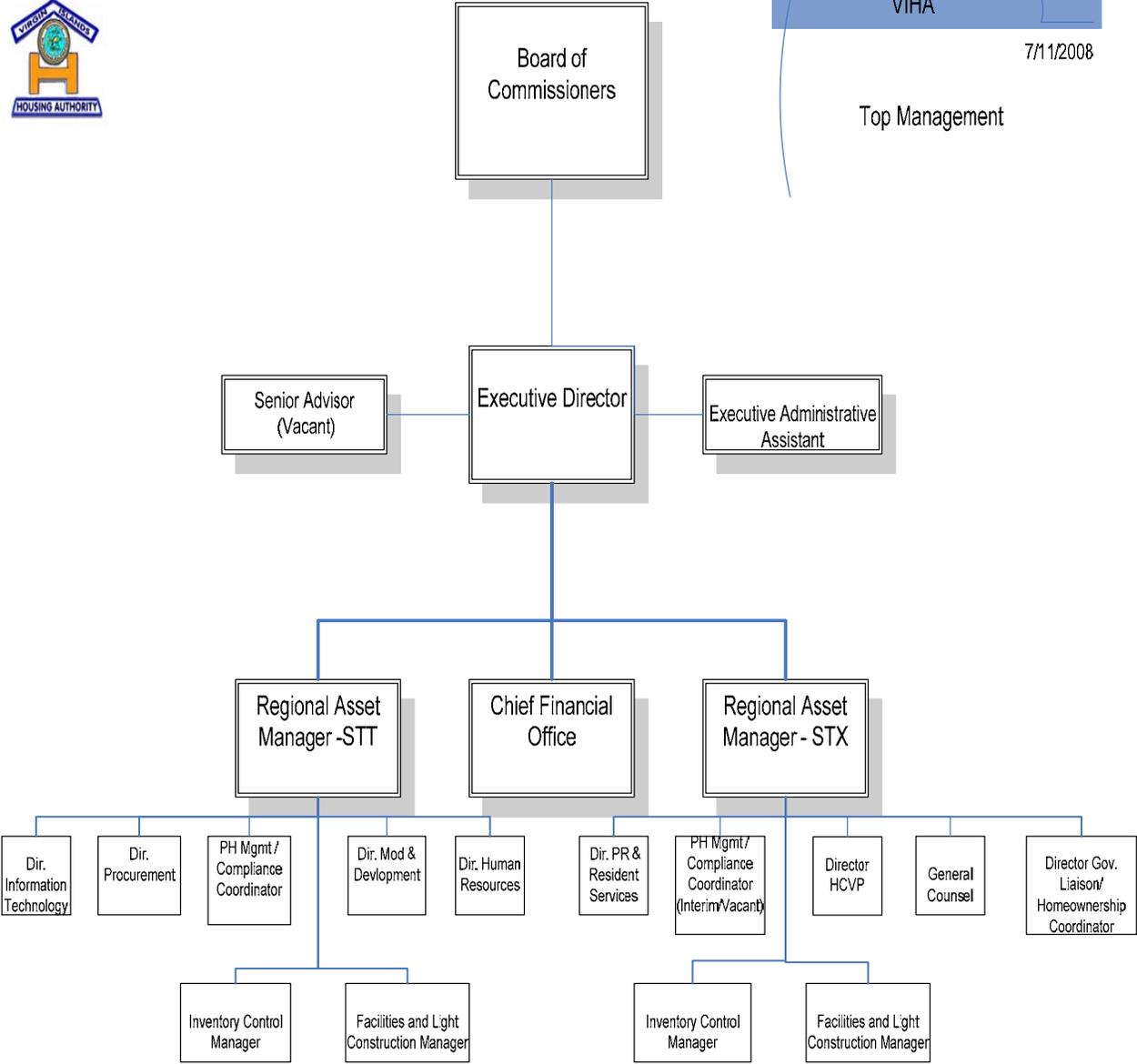
# ATTACHMENT G



VIHA

7/11/2008

Top Management



## 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 to significant and the maintenance team possess the right craftsmen and resources to complete the activities.
- Preference will be made to assign as many units as feasible to VIHA's Force Account Teams.
- Assignments may be made based on the team of contractor's ability to return the unit to active leasing for the least cost, at the highest quality, or in the shortest time.
- Consideration will be given to the team's/contractor's past performance and current ability to adhere to its construction/renovation/modernization schedule when assigning additional units.
- Such other factors as VIHA may deem pertinent and appropriate.

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

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

# ATTACHMENT L

## Approved Operating Budget FY 2008

**PHA Board Resolution**  
Approving Operating Budget

U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing -  
Real Estate Assessment Center (PIH-REAC)

OMB No. 2577-0025  
(exp. 10/31/2009)

Public reporting burden for this collection of information is estimated to average 10 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

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

PHA Name: Virgin Islands Housing Authority PHA Code: VQ001

PHA Fiscal Year Beginning: January 1, 2008 Board Resolution Number: 3160

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):

- |   | <u>DATE</u> |
|---|-------------|
| <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 to meet the working capital needs of its developments;
3. Proposed budget expenditure 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 968.110(c) and (f); and
6. The PHA will comply with the requirements for access to records and audits under 24 CFR 968.110(i).

I hereby certify that all the information stated within, as well as any information provided in the accompaniment 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: Carmen F. Valenti	Signature:	Date:
--	------------	-------

Previous editions are obsolete

form HUD-52574 (08/2005)

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 6/30/2001)

Public reporting burden for this collection of information is estimated to average 116 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission <input checked="" type="checkbox"/> Original <input type="checkbox"/>	b. Fiscal Year Ending <b>2008</b>	c. No. of months (check one) 12 mo. <input checked="" type="checkbox"/> Other (specify) _____	01 <input checked="" type="checkbox"/> PHA/HA-Owned Rental Housing
e. Name of Public Housing Agency / Indian Housing Authority (PHA/IHA) <b>VIRGIN ISLAND HOUSING AUTHORITY</b>			2 <input type="checkbox"/> IHA Owned Mutual Help Homeownership
f. Address (City, State, Zip Code) <b>ANNA'S RETREAT #402, ST. THOMAS, UNITED STATES, VIRGIN ISLANDS</b>			3 <input type="checkbox"/> PHA/IHA Leased Rental Housing
g. ACC Number <b>PR-37</b>			4 <input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership
h. PAS/LOCCS Project No. <b>VQ00100108D</b>			5 <input type="checkbox"/> PHA/IHA Leased Homeownership
DUNS#-090 460 957			

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2006 PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual <input type="checkbox"/> Current Budget Yr. 2007 PUM (3)	Requested Budget Estimates			
					PHA/HA Estimates		HUD Modifications	
					Amount (to nearest \$10) (4)	PUM (5)	Amount (to nearest \$10) (6)	
<b>Homebuyers Monthly Payment for:</b>								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonroutine Maintenance Reserve						
040	Total Break-Even Amount (sum of lines 010, 020, and 030)							
050	7716	Excess (or deficit) in Break-Even						
060	7790	Homebuyers Monthly Payments - Contra						
<b>Operating Receipts</b>								
070	3110	Dwelling Rental	162.40	137.13	140.51	5,312,885		
080	3120	Excess Utilities	0.00	0.00	0.00	0.00		
090	3190	Nondwelling Rental	0.19	0.16	0.16	6,000		
100	Total Rental Income (sum of lines 070, 080, and 090)		<b>162.59</b>	<b>137.29</b>	<b>140.67</b>	<b>5,318,885</b>		
110	3610	Interest on General Fund Investments	3.50	1.06	1.06	40,000		
120	3690	Other Income	35.78	0.92	0.92	34,800		
130	Total Operating Income (sum of lines 100, 110, 120)		<b>201.87</b>	<b>139.27</b>	<b>142.64</b>	<b>5,393,685</b>		
<b>Operating Expenditures - Administration:</b>								
140	4110	Administrative Salaries	120.95	94.28	96.63	3,653,902		
145	4120	Compensated Absences	(11.42)	0.00				
150	4130	Legal Expense	2.92	7.50	7.50	283,760		
160	4140	Staff Training	2.25	2.11	2.74	103,600		
170	4150	Travel	1.29	1.53	1.71	64,720		
180	4170	Accounting Fees	0.00	0.66	0.66	25,000		
190	4171	Auditing Fees	6.96	2.55	2.55	96,500		
200	4190	Other Administrative Expenses	35.34	24.25	25.71	972,070		
210	Total Administrative Expense (sum of line 140 thru line 200)		<b>158.30</b>	<b>132.88</b>	<b>137.51</b>	<b>5,199,552</b>		
<b>Tenant Services:</b>								
220	4210	Salaries	5.45	0.00	0.00			
230	4220	Recreation, Publications and Other Services	0.42	2.89	2.89	109,280		
240	4230	Contract Costs, Training and Other	0.01	0.46	0.46	17,500		
250	Total Tenant Services Expense (sum of lines 220, 230, and 240)		<b>5.88</b>	<b>3.35</b>	<b>3.35</b>	<b>126,780</b>		
<b>Utilities:</b>								
260	4310	Water	289.39	178.51	234.27	8,858,336		
270	4320	Electricity	24.92	12.71	21.75	822,378		
280	4330	Gas	0.00	0.00	0.00	0		
290	4340	Fuel	0.00	0.00	0.00	0		
300	4350	Labor	0.00	0.00	0.00	0		
310	4390	Other utilities expense	0.00	0.00	0.00	0		
320	Total Utilities Expense (sum of line 260 thru line 310)		<b>314.31</b>	<b>191.22</b>	<b>256.02</b>	<b>9,680,714</b>		

Previous editions are obsolete

Page 1 of 3

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

© Documents and Settings\Mark Drennon\My Documents\2009\2009 PHA Budget\PHAN2009\2009 11 7 07 11082007.xls 10/28/07

Name of PHA/HA

VIRGIN ISLANDS HOUSING AUTHORITY

Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 2006 PUM (2)	Estimates or Actual Current Budget Yr. 2007 PUM (3)	Requested Budget Estimates			
					PHA/HA Estimates		HUD Modifications	
						Amount (to nearest \$10) (5)	PUM (6)	Amount (to nearest \$10) (7)
<b>Ordinary Maintenance and Operation:</b>								
330	4410	Labor	95.48	82.14	84.19	3,183,406		
340	4420	Materials	25.18	21.94	21.94	829,640		
350	4430	Contract Costs	7.51	16.90	19.61	741,564		
390		<b>Total Ordinary Maintenance &amp; Operation Expense (lines 330 to 350)</b>	<b>128.17</b>	<b>120.98</b>	<b>125.74</b>	<b>4,754,610</b>		
<b>Protective Services:</b>								
370	4460	Labor	0.00	0.00	0.00	0		
380	4470	Materials	0.00	0.05	0.05	2,000		
390	4480	Contract Costs	1.49	0.94	0.94	35,890		
400		<b>Total Protective Services Expense (sum of lines 370 to 390)</b>	<b>1.49</b>	<b>1.00</b>	<b>1.00</b>	<b>37,690</b>		
<b>General Expense:</b>								
410	4510	Insurance	53.87	39.54	39.54	1,495,250		
420	4520	Payments in Lieu of Taxes	0.00	0.00	0.00	0		
430	4530	Terminal Leave Payments	4.37	2.51	2.51	95,000		
440	4540	Employee Benefit Contributions	78.52	65.27	77.48	2,929,804		
450	4570	Collection Losses	1.36	0.94	0.94	35,630		
460	4590	Other General Expense	1.18	0.20	0.20	7,500		
470		<b>Total General Expense (sum of lines 410 to 460)</b>	<b>139.30</b>	<b>108.47</b>	<b>120.68</b>	<b>4,563,184</b>		
480		<b>Total Routine Expense (sum of lines 210, 250, 320, 390, 400, and 470)</b>	<b>747.45</b>	<b>557.90</b>	<b>644.31</b>	<b>24,362,530</b>		
<b>Rent for Leased Dwellings:</b>								
490	4710	Rent to Owners of Leased Dwellings						
500		<b>Total Operating Expense (sum of lines 480 and 490)</b>	<b>747.45</b>	<b>557.90</b>	<b>644.31</b>	<b>24,362,530</b>		
<b>Nonroutine Expenditures:</b>								
510	4610	Extraordinary Maintenance	0.00	2.44	0.00	0.00		
515	4660	Depreciation	176.18			0.00		
520	7520	Replacement of Nonexpendable Equipment	0.00	0.00	0.00	0.00		
530	7540	Property Betterments and Additions	0.00	0.89	0.53	20,000		
540		<b>Total Nonroutine Expenditures (sum of lines 510, 520, and 530)</b>	<b>176.18</b>	<b>3.33</b>	<b>0.53</b>	<b>20,000</b>		
550		<b>Total Operating Expenditures (sum of lines 500 and 540)</b>	<b>923.63</b>	<b>561.23</b>	<b>644.84</b>	<b>24,382,530</b>		
<b>Prior Year Adjustments:</b>								
560	6010	Prior Year Adjustments Affecting Residual Receipts	0.00	0.00	0.00			
<b>Other Expenditures:</b>								
570				0.00	0.00			
580		<b>Total Operating Expenditures, including prior year adjustments and other expenditures (line 550 plus or minus line 560 plus line 570)</b>	<b>923.63</b>	<b>561.23</b>	<b>644.84</b>	<b>24,382,530</b>		
590		<b>Residual Receipts (of Deficit) before HUD Contributions and Provision for operating reserve (line 130 minus line 550)</b>	<b>(721.76)</b>	<b>(421.96)</b>	<b>(502.19)</b>	<b>(18,988,845)</b>		
<b>HUD Contributions:</b>								
600	5010	Basic Annual Contribution Earned - Leased Projects Current Year	0.00	0.00				
610	5011	Prior Year Adjustments - (Debit) Credit	0.00	0.00				
620		Basic Annual Contribution (line 600 plus or minus line 610)	0.00	0.00				
630	5020	Contributions Earned - Op. Sub. - Cur. Yr. (before year-end adj)	572.85	404.08	507.75	19,199,197		
640		<b>Total Mandatory PFS Adjustments (net)</b>						
650		Other (specify):	0.00					
660		Other (specify):	0.00					
670		<b>Total Year-end Adjustments/Other (plus or minus lines 640 thru 660)</b>	<b>0.00</b>					
680	5020	<b>Total Operating Subsidy-current year (line 630 plus or minus line 570)</b>	<b>572.85</b>	<b>473.27</b>	<b>507.75</b>	<b>19,199,197</b>		
690		<b>Total HUD Contributions (sum of lines 620 and 680)</b>	<b>572.85</b>	<b>473.27</b>	<b>507.75</b>	<b>19,199,197</b>		
700		<b>Residual Receipts (or Deficit) (sum of line 590 plus line 690)</b>						
		Enter here and on line 210	<b>(148.91)</b>	<b>51.31</b>	<b>5.56</b>	<b>210,352</b>		

Previous editions are obsolete

Page 2 of 3

Form HUD-52564 (3-95)  
ref Handbook 7475.1

© Documents and Budget/Mail Delivery/Check/High Bank, 2017/2018 LPH Budget/144,320/2018 11,707  
1/8/2017 at 8:10:28

Name of PHA / IHA: **Virgin Islands Housing Authority** Fiscal Year Ending: **December 31, 2008**

Operating Reserve		PHA/IHA Estimates	HUD Modifications
<b>Part I - Maximum Operating Reserve - End of Current Budget Year</b>			
740	2821 PHA / IHA-Leased Housing - Section 23 or 10 (c) 50% of Line 480, column 5, form HUD-52564	12,287,296	

<b>Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End</b>			
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date): 12/31/06	<b>377,918</b>	
790	Provision for Operating Reserve - Current Budget Year (check one) <input type="checkbox"/> Estimated for FYE December 31, 2007 <input checked="" type="checkbox"/> Actual for FYE	1,940,061	
800	Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE December 31, 2007 <input type="checkbox"/> Actual for FYE	2,290,225	
810	Provisions for Operating Reserve - Requested Budget Year Estimated for FYE 2008 Enter Amount from line 700	<b>210,352</b>	
820	Operating Reserve at End of Requested Budget Year Estimated for FYE 2008 (Sum of lines 800 and 810)	<b>2,500,577</b>	
830	Cash Reserve Requirement - <u>30</u> % of line 480	7,308,759	

Comments:

**PHA / IHA Approval**  
 Name: J. David Reeves  
 Title: Executive Administrator  
 Signature: *J. David Reeves* Date: 11/8/07

**Field Office Approval**  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Attachment M**

**FY2008 CFP PERFORMANCE AND EVALUATION REPORT**

**FY2008 CAPITAL FUND**  
**PROGRAM ANNUAL STATEMENT**

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name: Virgin Islands Housing Authority</b>		<b>Grant Type and Number</b>		<b>Federal FY of Grant:</b>	
		Capital Fund Program Grant No: VQ46P00150108		2008	
		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**

<b>PHA Name: Virgin Islands Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: VQ46P00150108 Replacement Housing Factor Grant No:			<b>Federal FY of Grant: 2008</b>			
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	

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

Harris Court	Exterior Bldg Sys. & Structural Repairs	1460		90,000.00	0.00	0.00	0.00
VQ0010000012							
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. Guadalupe	Curb appeal/landscaping	1450	50,000.00	0.00	0.00	0.00	0.00
Cand. Guadalupe	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

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

			0				
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
HA-Wide	Relocation Specialists STT & STX	1495	67,000.00	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	Operations	09/12/09	09/12/08	09/12/11			
HA-wide	Salaries	09/12/09	09/12/08	09/12/11			

**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		<b>Grant Type and Number</b> 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	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		09/12/11			
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	09/12/08	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			

**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		<b>Grant Type and Number</b> 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	

**ATTACHMENT N**  
**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
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	1,930,999.9	121,235.0	
					3	7	

form HUD 50075 (03/2006)

**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			
HA-Wide	Relocation Specialist STX	09/12/09			09/12/11			

form HUD 50075 (03/2006)

**ATTACHMENT O**  
**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
Summary by Development Account		Total Estimated		Actual	
		Cost		Cost	
Line No.		Original	Revised	Obligated	Expended
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

form HUD 50075 (03/2006)

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

form HUD 50075 (03/2006)

HA-wide	Energy Performance Contract Manager	1430	0.00	0.00	0.00	0.00
VQ001015	Wms Delight Appraisals	1430	0.00	4,710.00	0.00	0.00
VQ001001	Restore Playground Equipment/Basketball	1450	35,000.00	4,494.40	4,494.40	2,895.20
VQ001002	Restore Playground Equipment/Basketball	1450	50,000.00	0.00	0.00	0.00
VQ001003	Restore Playground Equipment/Basketball	1450	10,000.00	0.00	0.00	0.00
VQ001004A	Restore Playground Equipment	1450	35,000.00	0.00	0.00	0.00
VQ001005	Restore Playground Equipment	1450	50,000.00	0.00	0.00	0.00
VQ001008	Replace Playground/Basketball Crt/Baseball Field	1450	50,000.00	9,838.32	0.00	0.00
VQ001011	Renovate/Section 504 Improvements	1450	30,000.00	0.00	0.00	0.00
VQ001012	Restore/Replace Playground Equipment	1450	10,000.00	0.00	0.00	0.00
VQ001015	Restore/Replace Playground Equipt/Baseball Diamond	1450	0.00	10,647.28	10,647.28	0.00
VQ001016	Install Playgrnd Equipt 4,5,7,8/Restore Basketball Court	1450	70,000.00	202,819.32	202,819.32	127,152.64
VQ001016	Sidewalk Repairs (Bldgs. 10-12, 18 Comm. Center)	1450	15,000.00	0.00	0.00	0.00
VQ001019	Restore Playground Equipment/Basketball Court	1450	25,000.00	150,000.00	0.00	0.00
VQ001022	Install Benches/Half-Court Basketball	1450	30,000.00	70,161.68	70,161.68	70,161.68
VQ001031	Restore Playground Equipment	1450	500.00	0.00	0.00	0.00
VQ001032	Restore Playground Equipment	1450	500.00	0.00	0.00	0.00
VQ001033	504 Access ramp garbage bin/mailbox	1450	12,000.00	0.00	0.00	0.00
VQ001044	Install Playground	1450	20,000.00	24,395.95	14,868.17	14,868.17
VQ001016	Install fence & rails	1450	0.00	0.00	0.00	0.00
VQ001001	Separate water line from adjacent pvt Co-op	1450	0.00	22,989.72	22,989.72	5,250.00
VQ001001	Interior Concrete Repairs/Painting	1460	50,000.00	18,262.60	18,262.60	18,262.60
VQ001001	Water Meter Separation - VIHA & Co-Op	1460	40,000.00	0.00	0.00	0.00
VQ001002	Ext Painting/Struct.Conc. Repairs-Contract Modification	1460	108,000.00	129,250.51	129,250.51	129,250.51
VQ001004C	Replacement of Interior Stairs	1460	40,000.00	0.00	0.00	0.00
VQ001004C	Gutter Flashing/Exterior Wall Sealant	1460	90,000.00	0.00	0.00	0.00
VQ001005	Structural Concrete Repairs	1460	25,000.00	0.00	0.00	0.00
VQ001005	Roof Resurfacing/Repairs/Downspouts	1460	200,000.00	307,603.76	294,103.76	250,845.90
VQ001007	Interior Concrete Repairs	1460	100,000.00	5,775.00	5,775.00	5,775.00
VQ001008	Exterior Painting & Structural Concrete Repairs	1460	95,000.00	0.00	0.00	0.00
VQ001011	Exterior Painting & Structural Concrete Repairs	1460	180,000.00	0.00	0.00	0.00
VQ001012	Site Handrails/Sidewalk Repairs	1460	15,000.00	0.00	0.00	0.00
VQ001015	Roof Repair/Resurfacing - 53 units	1460	130,604.69	98,740.00	98,740.00	98,740.00
VQ001016	Roof Repairs/Resurfacing - Bldgs 9-18 & 22	1460	65,000.00	0.00	0.00	0.00
VQ001019	Renovation of Back Porches - Bldg. A	1460	224,000.00	0.00	0.00	0.00
VQ001019	Exterior Painting, Concrete Repairs	1460	219,031.67	0.00	0.00	0.00

VQ001021	Roof Resurfacing - Comm. Cntr/Office	1460	25,000.00	0.00	0.00	0.00
VQ001022	Roof Resurfacing	1460	40,640.00	31,598.92	31,598.92	31,598.92
VQ001022	Stairwell Stair Replacement	1460	120,000.00	6,589.00	6,589.00	0.00
VQ001044	Exterior Painting & Structural Concrete Repairs	1460	300,000.00	0.00	0.00	0.00
HA-Wide	Director of Vacancy Rehab	1460	47,500.00	0.00	0.00	0.00
HA-Wide	Vacant Unit Repairs	1460	0.00	0.00	0.00	0.00
HA-wide	STT-Wide Extermination	1460	226,000.00	117,683.85	117,683.85	0.00
HA-wide	STX-Wide Extermination	1460	200,000.00	140,688.50	140,688.50	0.00
VQ001012	STX Central Office 2nd floor egress at elevator	1460	0.00	0.00	0.00	0.00
VQ5,VQ16,Q19	Security Gates, Rails, Stair Treads	1460	0.00	58,910.00	58,910.00	55,782.86
VQ001005	Doors & masonry repairs	1460	0.00	0.00	0.00	0.00
VQ001005	VQ5 Force Account Exterior Painting	1460	0.00	46,594.07	30,860.22	18,380.64
HA-wide-STT	Vacant Unit Repairs, Custom Bldrs Contract 2007-040	1460	0.00	2,398,000.00	2,398,000.00	192,469.19
VQ001012	STX Central Office 2nd floor egress at elevator	1470	28,000.00	1,384.68	1,384.68	0.00
VQ001005	VQ5 Comm Center Repl (2) A/C Units	1470	0.00	0.00	0.00	0.00
VQ001007	VQ7 Comm Center Repl (2) A/C Units	1470	0.00	0.00	0.00	0.00
VQ001016	VQ16 Mgr's Office Repl (2) A/C Units	1470	0.00	0.00	0.00	0.00
VQ001019	VQ19 CommCenter Repl (4) A/C Units	1470	0.00	0.00	0.00	0.00
VQ001021	Whim Security Gate repair	1470	0.00	0.00	0.00	0.00
VQ001021	Roof Resurfacing - Comm. Cntr/Office	1470	0.00	16,063.18	16,063.19	16,013.18
VQ001012	STX Central Office exterior stair/handrails	1470	0.00	0.00	0.00	0.00
VQ001001	VQ1 Community center repairs	1470	0.00	0.00	0.00	0.00
VQ001005	VQ5 Community center repairs	1470	0.00	0.00	0.00	0.00
VQ001007	VQ7 Community center repairs	1470	0.00	0.00	0.00	0.00
VQ001016	VQ16 Community center repairs	1470	0.00	0.00	0.00	0.00
VQ001019	VQ19 Community center repairs	1470	0.00	39,964.31	39,964.31	2,451.09
HA-Wide	Backhoe STT	1475	68,000.00	0.00	0.00	0.00
HA-Wide	Backhoe STX	1475	68,000.00	0.00	0.00	0.00
HA-Wide	(2) Dump Trucks - 1 -STT/ 1-STX	1475	140,000.00	0.00	0.00	0.00
HA-Wide	(1) Manlift - STT	1475	116,392.00	0.00	0.00	0.00
HA-Wide	(1) Wrecker	1475	66,000.00	0.00	0.00	0.00
HA-Wide	(2) Bobcat/Trailer - STT/STX	1475	90,000.00	0.00	0.00	0.00
HA-Wide	STT Maintenance Equipment- Riding Mowers&Trailer	1475	39,470.00	52,370.52	52,370.52	52,370.52
HA-Wide	STX Maintenance Equipment- Riding Mowers&Trailer	1475	39,470.00	28,266.96	28,266.96	28,266.96
HA-Wide STT	STT Maintenance Equipment - Landscaping Equipt	1475	31,685.00	919.90	919.90	919.90
HA-Wide STX	STX Maintenance Equipment - Landscaping Equipt	1475	31,685.00	0.00	0.00	0.00

HA-Wide STT	IT Equipment STT	1475	0.00	114,440.46	114,440.46	94,937.04
HA-Wide STX	IT Equipment STX	1475	0.00	84,905.15	55,453.44	53,304.65
HA-Wide STT	Vehicle to be assigned to IT Division, STT	1475	0.00	22,645.00	22,645.00	22,645.00
HA-Wide STX	Vehicle to be assigned to IT Division, STX	1475	0.00	22,645.00	22,645.00	22,645.00
HA-Wide	Maintenance/Modernization Equipment STT Central Office, Bkup Generator Transfer	1475	0.00	10,000.00	5,071.09	1,884.36
HA-Wide	Switch	1475	0.00	133,801.18	133,801.18	133,801.18
VQ001005	Install A/C unit at Manager's Office	1475	0.00	0.00	0.00	0.00
VQ001007	Install A/C unit at Manager's Office	1475	0.00	3,780.00	3,780.00	3,780.00
VQ001016	Install A/C unit at Manager's Office	1475	0.00	0.00	0.00	0.00
VQ001019	Install A/C unit at Manager's Office	1475	0.00	0.00	0.00	0.00
VQ001011	VQ11 Install A/C unit in lobby	1475	0.00	20,665.00	20,665.00	20,665.00
VQ001018/23	Asbestos & LBP Abatement	1485	0.00	399,831.33	425,831.33	0.00
HA-Wide STX	Relocation Specialist STX	1495	0.00	23,721.62	23,721.62	0.00
TOTAL:				6,802,809.00	6,532,231.70	3,308,763.53

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

**Performance & Evaluation Report  
Part III, Implementation Schedule  
Capital Fund 2006**

Development Number/Name	General Description of Major Work Categories	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons
		Original	Revised	Actual	Original	Revised	Actual	
HA-wide	ACC Amendment - Funding Increase	07/17/08			07/17/10			Reprogra
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			
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	Reprogra
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	Reprogra
HA-wide	RFP - Playground/Recreation Site Revitalization	07/17/08		07/17/10	Reprogra
VQ001013	Community Center Appraisal	07/17/08		07/17/10	Reprogra
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	Reprogra
VQ001015	Wms Delight Appraisals	07/17/08		07/17/10	In planni
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	Reprogra
VQ001003	Restore Playground Equipment/Basketball	07/17/08		07/17/10	Reprogra
VQ001004A	Restore Playground Equipment	07/17/08		07/17/10	Reprogra
VQ001005	Restore Playground Equipment	07/17/08		07/17/10	Reprogra
VQ001008	Replace Playground/Basketball Crt/Baseball Field	07/17/08		07/17/10	In planni
VQ001011	Renovate/Section 504 Improvements	07/17/08		07/17/10	Reprogra

VQ001012	Restore/Replace Playground Equipment	07/17/08		07/17/10	Reprogra
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	Reprogra
VQ001019	Restore Playground Equipment/Basketball Court	07/17/08		07/17/10	In planni
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	Reprogra
VQ001032	Restore Playground Equipment	07/17/08		07/17/10	Reprogra
VQ001033	504 Access ramp garbage bin/mailbox	07/17/08		07/17/10	Reprogra
VQ001044	Install Playground	07/17/08	07/17/08	07/17/10	
VQ001016	Install fence & rails	07/17/08		07/17/10	Reprogra
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	Reprogra
VQ001004C	Gutter Flashing/Exterior Wall Sealant	07/17/08		07/17/10	Reprogra
VQ001005	Structural Concrete Repairs	07/17/08		07/17/10	Reprogra
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	Reprogra
VQ001011	Exterior Painting & Structural Concrete Repairs	07/17/08		07/17/10	Reprogra
VQ001012	Site Handrails/Sidewalk Repairs	07/17/08		07/17/10	Reprogra
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	Reprogra
VQ001019	Renovation of Back Porches - Bldg. A	07/17/08		07/17/10	Reprogra
VQ001019	Exterior Painting, Concrete Repairs	07/17/08		07/17/10	Reprogra
VQ001021	Roof Resurfacing - Comm. Cntr/Office	07/17/08		07/17/10	Reprogra
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	Reprogra

form HUD 50075 (03/2006)

HA-Wide	Director of Vacancy Rehab	07/17/08		07/17/10	Reprogra
HA-Wide	Vacant Unit Repairs	07/17/08		07/17/10	Reprogra
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	Reprogra
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	Reprogra
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	Reprogra
VQ001007	VQ7 Comm Center Repl (2) A/C Units	07/17/08		07/17/10	Reprogra
VQ001016	VQ16 Mgr's Office Repl (2) A/C Units	07/17/08		07/17/10	Reprogra
VQ001019	VQ19 CommCenter Repl (4) A/C Units	07/17/08		07/17/10	Reprogra
VQ001021	Whim Security Gate repair	07/17/08		07/17/10	Reprogra
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	Reprogra
VQ001001	VQ1 Community center repairs	07/17/08		07/17/10	Reprogra
VQ001005	VQ5 Community center repairs	07/17/08		07/17/10	Reprogra
VQ001007	VQ7 Community center repairs	07/17/08		07/17/10	Reprogra
VQ001016	VQ16 Community center repairs	07/17/08		07/17/10	Reprogra
VQ001019	VQ19 Community center repairs	07/17/08	07/17/08	07/17/10	
HA-Wide	Backhoe STT	07/17/08		07/17/10	Reprogra
HA-Wide	Backhoe STX	07/17/08		07/17/10	Reprogra
HA-Wide	(2) Dump Trucks - 1 -STT/ 1-STX	07/17/08		07/17/10	Reprogra
HA-Wide	(1) Manlift - STT	07/17/08		07/17/10	Reprogra
HA-Wide	(1) Wrecker	07/17/08		07/17/10	Reprogra
HA-Wide	(2) Bobcat/Trailer - STT/STX	07/17/08		07/17/10	Reprogra
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	Reprogra
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
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
VQ001019	Install A/C unit at Manager's Office	07/17/08		07/17/10
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

Reprogra  
Reprogra  
Reprogra

**ATTACHMENT P**  
**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				

**U.S. Department of Housing**

form HUD 50075 (03/2006)

**Performance & Evaluation Report**

**Part II, Supporting Pages**

**Capital Fund 2005**

**and Urban Development**

**Office of Public and Indian Housing**

**VQ46P00150105**

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	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 Centr'l Ofc Time/Attendance Equipt	1408	0.00	0.00	0.00	0.00	Reprogrammed
HA-Wide	Voice-Over-Internet-Protocol Ssystem	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	

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

**Performance & Evaluation Report**

form HUD 50075 (03/2006)

**Part III, Implementation Schedule  
Capital Fund 2005**

**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. Guadeloupe	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 Q

**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		Comprehensive Grant Number			FFY of Grant Approval
Virgin Islands Housing Authority		VQ46P00150104			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		Total Estimated Cost		Actual Cost	
Line No.		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
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	1460	0.00	0.00	0.00	0.00	Reprogrammed

	2005							
VQ001004B	Install Gutters & Downspouts	1460	0.00	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	0.00	Reprogrammed
VQ001005	VQ5, Repair fire damage Bldg 1, Apt 3	1460	0.00	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	0.00	Reprogrammed
VQ001008	VQ8 Handrails/Comm Center Bldg	1460	0.00	12,760.50	0.00	0.00	0.00	In progress
VQ001011	VQ11Nurse Call/EmergExit/Fire System	1460	0.00	29,229.79	0.00	0.00	0.00	In progress
VQ001011	VQ11 OSHA Violations for Elevator	1460	0.00	4,283.94	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	61,382.74	Completed
VQ001019	Deferred maintenance, Units 299 & 339	1460	0.00	21,765.50	34,000.00	34,000.00	34,000.00	Completed
VQ001007	Fire damage repair materials, Unit 75	1460	0.00	0.00	0.00	0.00	0.00	Reprogrammed
HA-wide	Repairs to Vacant Units	1460	0.00	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	99,150.00	Completed
VQ001011	Door Frames, Exit Signs	1460	0.00	21,915.45	0.00	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	122,015.50	Completed
VQ001002	VQ2,Repairs for VQ24A relocation	1460	0.00	53,933.00	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	30,385.00	Completed
VQ001003	VQ3,Repairs for VQ24A relocation	1460	0.00	14,268.00	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	12,428.00	Completed
VQ001008	VQ8,Repairs for VQ24A relocation	1460	0.00	32,536.20	32,536.20	32,297.56	32,297.56	Completed
VQ001012	VQ12,Repairs for VQ24A relocation	1460	0.00	8,659.00	8,659.00	8,569.00	8,569.00	Completed
VQ001015	VQ15,Repairs for VQ24A relocation	1460	0.00	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	34,209.50	Completed
HA-wide STT	Contract #2006-035 Rupert George Const.	1460	0.00	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	27,981.00	Completed
VQ001004A	Contract #2006-035 Rupert George Const.	1460	0.00	195,867.00	195,867.00	195,867.00	195,867.00	Completed
VQ001005	Contract #2006-035 Rupert George Const.	1460	0.00	205,593.52	205,593.52	205,593.51	205,593.51	Completed
VQ001007	Contract #2006-035 Rupert George Const.	1460	0.00	101,325.04	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 R**  
**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 Approval  2008	
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 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					
11	1465.1 Dwelling Equipment					
12	1470 Non-Dwelling Structures					

form HUD 50075 (03/2006)

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	
<b>Warren E. Brown Development</b>	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)			Reason
		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  Virgin Islands Housing Authority		Comprehensive Grant Number  VQ46R00150208		FFY of Grant Approval  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	
Line No.		Original		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				
11	1465.1 Dwelling Equipment				
	1470 Non-Dwelling Structures				

12					
13	1475	Non-Dwelling Equipment			
14	1485	Demolition			
16	1490	Replacement Reserve			
17	1499	Development Activity	48,202.00	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
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**

**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	
<b>Warren E. Brown Development</b>	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	

**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 S**  
**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		Revised Annual Statement			<input checked="" type="checkbox"/>	Performance & Evaluation Report for Program Year ending 2008
Summary by Development Account  Line No.		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	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  
VQ46R0015010  
7**

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	
<b>Warren E. Brown Development</b>	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 Incentive Period will be used toward the re-competition of the Warren E. Brown Development. It is in the planning stage.
	Total		46,899.00	0.00	0.00	0.00	

**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
		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		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					
	1408 Management Improvements					

form HUD 50075 (03/2006)

3					
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			

**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**

**VQ46R0015020**

**7**

	Development	Estimated Cost	Cost	Total Actual	Status of
--	-------------	----------------	------	--------------	-----------

Development Number/Name	General Description of Major Work Categories	Account Number	Original	Revised	Funds Obligated	Funds Expended	Proposed Work
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 Incentive Period will be used toward the re-development of the Warren E. Brown site. 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 Revisions Date
		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 T**  
**FY2006 REPLACEMENT HOUSING FACTOR GRANTS**  
**PROGRAM ANNUAL STATEMENT**

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

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

form HUD 50075 (03/2006)

**Grant**

HA Name  Virgin Islands Housing Authority	Comprehensive Grant Number  VQ46R00150106	FFY of Grant Approval  2006
---	---	-----------------------------------

Original Annual Statement <input type="checkbox"/>	Revised Annual Statement <input type="checkbox"/>	<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008
--	---	--

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	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**

**ANNUAL STATEMENT**

**Part II: Supporting Pages**

**FY 2006 Replacement Housing Factor Grant**

**U.S. Department of Housing**

**and Urban Development**

**Office of Public and Indian Housing**

**VQ46R0015010**

**6**

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	1460	334,751.00	0.00	334,751.00	0.00	VIHA's revised RFP for the entire 1st 5-Year Plan will be used toward the completion of the Warren E. Brown Development. It is in the planning phase.
	Total		334,751.00	0.00	334,751.00	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**

**VQ46R00150106**

Development	Item Description	Funds Obligated End of Quarter	Funds Expended End of Quarter	Reasons for Revisions

form HUD 50075 (03/2006)

Number/Name		Original	Revised	Actual	Original	Revised	Actual	Date
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  
ANNUAL STATEMENT**

**Part II: Supporting Pages**

**FY 2006 Replacement Housing Factor Grant**

**U.S. Department of Housing  
and Urban Development  
Office of Public and Indian Housing  
VQ46R0015020  
6**

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	
<b>Warren E. Brown Development</b>	Professional fees & services related to the Warren E. Brown Development	1460	600,981.00	0.00	600,981.00	0.00	VIHA's revised RHF for the entire 2nd 5-Year Plan will be used toward the re-implementation of the Warren E. Brown Development

							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 U**  
**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  Virgin Islands Housing Authority	Comprehensive Grant Number  VQ46R00150105	FFY of Grant App  2005
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement	<input checked="" type="checkbox"/> Performance & Evaluation

form HUD 50075 (03/2006)

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				

**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**

**VQ46R0015010**

**5**

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		Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2008	
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	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**

**VQ46R0015020**

**5**

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	
<b>Warren E. Brown Development</b>	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**

**U.S. Department of Housing**

**and Urban Development**

form HUD 50075 (03/2006)

**Implementation Schedule  
Replacement Housing Factor  
Grant**

**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 V**  
**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		Comprehensive Grant Number			FFY of Grant Approval	
Virgin Islands Housing Authority		VQ46R00150104			2004	
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	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			
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			

**Performance & Evaluation Report  
ANNUAL STATEMENT  
Part II: Supporting Pages**

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

**FY 2004 Replacement Housing Factor Grant**

**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 W**  
**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			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	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				

**Performance & Evaluation Report**

**ANNUAL STATEMENT**

**Part II: Supporting Pages**

**FY 2003 Replacement Housing Factor Grant**

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

**Office of Public and Indian Housing  
VQ46P0015010  
3**

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	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	

**Performance & Evaluation Report**

**Part III**

**Implementation Schedule  
Replacement  
Housing Factor  
Grant, FY 2003**

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

**VQ46R00150103**

Development	Item Description	Funds Obligated End of Quarter	Funds Expended End of Quarter	Reasons f

Number/Name		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 X**  
**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		Comprehensive Grant Number			FFY of Grant Approval	
V.I. Housing Authority		VQ46R00150102			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		Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-CGP Funds					
2	1406 Operations					
3	1408 Management Improvements					
	1410 Administration					

form HUD 50075 (03/2006)

4					
5	1411	Audit			
6	1415	Liquidated Damages			
7	1430	Fees and Costs	300,000.00	586,876.89	579,530.28
8	1440	Site Acquisition			
9	1450	Site Improvement			
10	1460	Dwelling Structures	783,303.00	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	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				

**Performance & Evaluation Report**

**ANNUAL STATEMENT**

**Part II: Supporting Pages**

**FY 2002 Replacement Housing Factor Grant**

**U.S. Department of Housing**

**and Urban Development**

**Office of Public and Indian Housing**

**VQ46R0015010**

**2**

	Development	Estimated Cost	Total Actual Cost	Status of
--	-------------	----------------	-------------------	-----------

Development Number/Name	General Description of Major Work Categories	Account Number	Original	Revised	Funds Obligated	Funds Expended	Proposed Work
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	

**Performance & Evaluation Report  
Part III  
Implementation Schedule  
Replacement  
Housing Factor  
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 entire 1st 5-Yr the development

**ATTACHMENT Y**  
**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 <b>V.I. Housing Authority</b>		Comprehensive Grant Number <b>VQ46R00150102</b>			FFY of Grant Approval <b>2002</b>	
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		
		Cost		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	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					
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)	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				

**ANNUAL STATEMENT**

**and Urban Development**

**Part II: Supporting Pages**

**Office of Public and Indian Housing**

**FY 2000 Replacement Housing Factor Grant**

**VQ46R0015010  
0**

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	Professional services & fees related to the development of the	1430	0.00	757,690.00	38,181.75	0.00	VIHA's revised RHF Plan pr the remainder of the 1st 5-Y

Development	Warren E. Brown site							Increment to be used toward re-development of the Warren E. Brown site. It is in the planning phase.
VQ001023	Louis E. Brown Revitalization, Phase II							
L.E. Brown	Total:	1430	0.00	0.00	719,508.25	719,508.25	719,508.25	Balance Reprogrammed
			757,690.00	757,690.00	757,690.00	757,690.00	719,508.25	

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

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001001	Paul M. Pearson Gardens	18	15%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001001	Paul M. Pearson Gardens	13	11%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001001	Paul M. Pearson Gardens	18	15%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Provide Ceiling Fans in Bedrooms			\$27,168	2010
Paint Apartment Interiors			\$122,520	2010
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$15,420	2010
Provide Fire Alarm System			\$390,000	2010
Provide Emergency Generator 5000 w			\$10,400	2010
Replace Equipment and Furnishings			\$10,400	2010
Replace Equipment and Furnishings			\$10,400	2010
Renovate Community Space/Building- see narrative for details			\$32,500	2010
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$156,000	2010
Section 504 Compliance - Convert Units Into Sensory Units			\$5,850	2010
Renovate Public Restroom - Make Accessible			\$16,900	2010
Section 504 Compliance - Management Office Improvements			\$19,500	2010
Renovate Support Staff Offices - Equip. & Furnishings			\$3,900	2010
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	2010
Provide 24 hour security guard service (2 guards)			\$91,000	2010
Provide Building Survey and Testing for Asbestos. See 2.3.3 For Replacement costs			\$440,960	2011
Replace Sidewalks			\$5,092	2011
Provide 24 hour security guard service (2 guards)			\$91,000	2011
Replace Deteriorated Concrete Parking/Drive Areas			\$58,500	2012
Provide Parking Lot Striping			\$638	2012
Repair Concrete ceilings			\$7,800	2012
Provide 24 hour security guard service (2 guards)			\$91,000	2012
<b>Total estimated cost over next 5 years</b>			<b>\$ 7,948,428</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001002	D. Hamilton Jackson Terrace	18	17%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace Sidewalks			\$3,055	2008
Provide Bath GFI Receptacle			\$10,306	2008
Provide Exterior GFI			\$3,904	2008
Replace Metal Panel Roofing			\$227,694	2008
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$93,262	2008
Replace Gutters			\$7,878	2008
Replace Downspout w/ PVC Pipe			\$13,882	2008
Provide Steel Vehicle Control Bollards			\$22,750	2008
Repair Concrete Retaining Wall			\$3,315	2008
Provide Dumpster Enclosure			\$30,750	2008
Perform Leak Detection Surveys - EPC 9			\$0	2008
Bring Cistern Back On Line 9			\$40,000	2008
Clean, Seal, and Repair Cisterns 9			\$111,194	2008
Replace Toilet - EPC			\$0	2008
Provide Through Wall AC Sleeve and Dedicated Circuit			\$254,912	2008
Repair Concrete ceilings			\$10,400	2008
Replace Sidewalks			\$3,055	2008
Provide Coating on Stair with Abrasive			\$10,412	2008
Provide Epoxy Deck Coating System			\$5,039	2008
Provide equipment and materials to deter pigeon roosting			\$13,000	2008
Replace Windows - Alum. Jalousie			\$224,076	2009
Replace Windows - Alum. Jalousie with Emergency Escape			\$89,701	2009
Replace Entrance/Exit Doors & Hardware			\$86,163	2009
Replace Patio Entrance Doors & Hardware			\$172,326	2009
Provide/Replace Screen/Storm Doors			\$61,149	2009
Repair/Replace First floor Patio Gates and Hardware			\$29,618	2009
Provide New Play Area & Equipment. Upgrade/Repair Play Area 9			\$133,952	2009
Repair Existing Benches and Provide Picnic Areas & Grills			\$5,200	2009
Replace Building & Unit Addresses			\$4,796	2009
Replace Project Sign & Lighting			\$8,560	2009
Replace Door Light Fixture			\$20,312	2009
Replace HPS Wall Pack Fixtures			\$9,037	2009
Misc. Exterior Painting			\$45,500	2009
Replace Waste Lines			\$32,760	2009
Replace Gas Lines			\$54,600	2009
Replace Water Supply Lines			\$910,000	2009
Repair/Replace Pedestrian Gate & Controls			\$54,670	2009
Replace Unit Floor Tile - See 2.2.1 for Asbestos Abatement			\$1,047,649	2009
Replace Passage and Closet Doors & Hardware			\$18,412	2009
Replace Kitchen Cabinets - Base Units			\$153,659	2009

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001002	D. Hamilton Jackson Terrace	18	17%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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

form HUD 50075 (03/2006)

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001002	D. Hamilton Jackson Terrace	18	17%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>8,432,083</b>	

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001003	Ludvig Harrigan Court	28	40%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001003	Ludvig Harrigan Court	28	40%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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 Equipment9	\$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	\$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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>VQ001003</b>	<b>Ludvig Harrigan Court</b>	<b>28</b>	<b>40%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>5,930,008</b>	

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001004A	H.H. Bergs Home	4	8%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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 & Equipment9			\$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 Piping9			\$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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001004A	H.H. Bergs Home	17	15%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace Site Concrete			\$8,504	2
Provide Testing and Removal, and, Disposal of Asbestos Floor Tile			\$267,670	3
Provide Maintenance Storage Building			\$52,000	3
Replace Vinyl Tile Flooring, Base & Underlayment			\$128,595	3
Replace Unit Floor Tile			\$306,861	3
Remove Carpet and Provide Vinyl Risers and Treads			\$16,943	3
Replace Kitchen Cabinets - Base Units			\$83,814	3
Replace Kitchen Cabinets - Wall Units			\$67,248	3
Replace Countertop - Plastic Laminate			\$34,157	3
Replace Vanity Base Cabinet			\$14,507	3
Provide Vanity Top w/ Integral Bowl & Faucet			\$11,896	3
Replace Bath Medicine Cabinet and Bath Accessories			\$6,147	3
Replace Range Hoods / Self Vent			\$6,467	3
Replace Toilet			\$21,039	3
Replace Kitchen Sink w/ Faucets			\$29,321	3
Replace Tub and Faucets			\$34,143	3
Replace Bath Accessories			\$3,978	3
Provide Solid Surface Tub Walls			\$73,726	3
Replace Water Supply Lines			\$42,638	3
Replace Water Heater - Electric			\$22,030	3
Replace Washer and Dryer Hook-Ups			\$25,013	3
Replace Light Fixtures			\$1,740	3
Provide Ceiling Fans in Bedrooms			\$11,999	3
Paint Apartment Interiors			\$51,050	3
Replace Site Concrete			\$8,504	4
Remove Asphalt Pavement - 2"			\$3,475	4
Provide New Asphalt Surface - Resurface			\$23,115	4
Repair Parking Lot Base			\$11,426	4
Repair Concrete Retaining Wall			\$13,195	5
<b>Total estimated cost over next 5 years</b>			<b>2,988,544</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>VQ001004B</b>	<b>Alphonso "Piggy" Gerard</b>	<b>2</b>	<b>8%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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 Wirh 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
<b>Total estimated cost over next 5 years</b>			<b>1,614,951</b>



**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>VQ001004C</b>	<b>Marley Homes</b>	<b>12</b>	<b>35%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
Replace Sidewalks			\$8,148
Replace Water Supply Lines <sup>9</sup>			\$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	2
Replace Kitchen Cabinets - Wall Units			\$45,729	2
Replace Countertop - Plastic Laminate			\$11,614	2
Replace Vanity Base Cabinet			\$16,828	2
Provide Vanity Top w/ Integral Bowl & Faucet			\$13,799	2
Replace Bath Medicine Cabinet and Bath Accessories			\$7,131	2
Replace Range Hoods / Self Vent			\$4,398	2
Provide Bath Exhaust Fan, Duct & Cap			\$13,685	2
Replace Kitchen Sink w/ Faucets			\$19,938	2
Replace Tub and Faucets			\$16,389	2
Replace Shower Faucets			\$8,894	2
Replace Bath Accessories			\$4,614	2
Replace Ceramic Tub/Shower Surround			\$15,831	2
Replace Plumbing Shut-Offs			\$3,511	2
Replace Water Supply Lines			\$28,994	2
Provide Through Wall AC Sleeve and Dedicated Circuit			\$104,696	2
Remove Solar Water Heating System			\$22,100	2
Replace Water Heater - Electric			\$15,241	2
Replace Washer and Dryer Hook-Ups			\$17,009	2
Provide Ceiling Fans in Bedrooms			\$10,414	2
Paint Apartment Interiors			\$34,714	2
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$5,313	2
Section 504 Compliance - Convert Units Into H.C. Accessible Units			\$31,200	2
Remove Asphalt Pavement - 2"			\$18,707	3
Provide New Asphalt Surface - Resurface			\$124,437	3
Repair Parking Lot Base			\$61,447	3
Provide New Asphalt Parking Surface			\$12,615	3
Provide Landscaping; Sod, Trees, Shrubs			\$49,400	3
Provide Emergency Generator 5000 w			\$10,400	3
Replace Administrative Equipment (computers, automated work order systems etc.)			\$6,500	3
Replace Sidewalks			\$5,092	4
Replace Community/Office Building Mini-Split and Through Wall AC/Heat PTAC Units			\$9,684	5
<b>Total estimated cost over next 5 years</b>			<b>2,193,720</b>	



**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>VQ001005</b>	<b>Oswald Harris Court</b>	<b>21</b>	<b>7%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>VQ001005</b>	<b>Oswald Harris Court</b>	<b>21</b>	<b>7%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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 & Equipment9			\$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
<b>Total estimated cost over next 5 years</b>			<b>17,226,540</b>	

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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001006	Ralph deChabert Place	196	74%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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 (Optional 5-Year Action Plan Tables)	Number Vacant Units	% Vacancies in Development	
Development Number	Development Name (for PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements	Approximate Place		Estimated Cost	Planned Start Date (HA Fiscal Year)
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Sidewalks			\$4,074	2008
Provide Building Survey and Testing for Asbestos			\$145,080	2009
Replace Bath Testing Per Child Protection			\$10,542	2009
Remodel Buildings 1-3 / Self Vent			\$58,590	2009
Repair/Replace Damaged or Missing Trim			\$162,599	2009
Fill Space Between Windows and Rewire Unit			\$48,995	2009
Repair Concrete Structural Members			\$307,800	2009
Repair Kitchen Sinks & Faucets 20%			\$32,251	2009
Clean Concrete and Stucco Surfaces			\$47,263	2009
Apply Penetrative Corrosion Inhibitor			\$127,337	2009
Provide Elastomeric Coating System			\$176,160	2009
Provide Outer Guards Surround			\$12,748	2009
Repair Plumbing Shut-Offs			\$63,989	2009
Replace Downspout w/ PVC Pipe			\$25,140	2009
Repair Chain Link Fence			\$42,870	2009
Provide/Replace Dumping Enclosure Water Main 4"			\$8,780	2009
Replace windows with Alu. Heat Plastic units			\$143,763	2009
Replace Entrances with Doors & Hardware			\$25,662	2009
Replace Rear Entrance Doors & Hardware			\$36,583	2009
Repair Cistern Pump Houses			\$45,592	2009
Repair Existing Drains & Equipment			\$27,100	2009
Repair Existing Banners and Signs			\$2,595	2009
Provide Picnic Areas & Grills			\$2,595	2009
Replace Building & Units Addresses			\$5,186	2009
Replace Broadcast Sign & Lighting			\$2,591	2009
Provide New Concrete for Parking/Drive Areas			\$93,500	2009
Replace Deteriorated Concrete Parking/Drive Areas			\$9,000	2009
Repair Concrete Ceilings and Walls			\$25,060	2009
Provide Landscaping, Sed. Trees Shrubs			\$8,590	2009
Replace Concrete Drivings and Walls			\$2,600	2009
Replace Pool Light and Furnishings			\$3,260	2009
Replace IPS Wall Rack Fixtures			\$4,290	2009
Misc. Exterior Painting - Convert Units Into H.C. Accessible Units			\$35,500	2009
Provide New Meters, Meter Bases, Gear and Enclosures Units			\$30,000	2009
Provide Solar Collectors on Roof to Offset Electrical Load - 5W/SF			\$350,840	2009
Bin Cistern Back on Line			\$40,000	2009
Renovate and Repair Cisterns Equip. & Furnishings			\$168,300	2009
Repair Leak Detective and Repair computers, automated work order			\$663,000	2009
Systems for Permanent LP Gas Service Lines			\$208,500	2009
Replace Video Camera for Parking Lots and Common Spaces. Outdoor			\$4,074	2009
Replace Video Camera (16 mm f11.6 lens, color) in weatherproof housing			\$64,754	4
Install Cable TV Lines in Raceways - Cable Company			\$34,999	2009
Repair Concrete Ceilings and Walls			\$23,400	5
<b>Total estimated cost over next 5 years</b>			<b>15,651,352</b>	

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001007	Michael J. Kirwan Terrace	25	19%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001007	Michael J. Kirwan Terrace	25	19%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>5,216,817</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>VQ001008</b>	<b>John F. Kennedy</b>	<b>22</b>	<b>11%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace Sidewalks			\$5,092	0
Provide Stair Handrails 9			\$95,000	0
Repair Concrete Structural Members			\$265,200	1
Repair Portland Cement Stucco - 10%			\$102,294	1
Clean Concrete and Stucco Surfaces			\$132,404	1
Apply Penetrative Corosion Inhibitor			\$342,702	1
Provide Elastomeric Coating System			\$493,508	1
Provide Metal Panel Roofing and Sleepers			\$160,208	1
Replace Metal Panel Roofing			\$322,117	1
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$212,602	1
Replace Gutters			\$78,835	1
Provide Gutter Guards			\$37,692	1
Replace Downspout w/ PVC Pipe			\$25,240	1
Provide New Sidewalks			\$7,638	1
Seal Concrete Stairs and Add Light Abrasive to Surface			\$23,179	1
Remove Chain Link Fence			\$3,250	1
Provide Retaining Wall			\$2,600	1
Provide/Replace Dumpster Enclosure			\$10,464	1
Replace Windows - Alum.			\$550,262	1
Replace Windows - Alum. Jalousie W/ Emergency Escape			\$190,614	1
Replace Entrance/Exit Doors & Hardware			\$313,320	1
Replace Screen/Storm Doors			\$111,180	1
Renovate Existing Basketball Court & Equipment. Demolish handball Court Wall			\$227,375	1
Provide New Play Areas & Equipment 9			\$130,000	1
Repair Existing Benches and Provide Picnic Areas & Grills			\$17,160	1
Replace Building & Unit Addresses			\$8,720	1
Replace Project Sign & Lighting			\$8,560	1
Remove Asphalt Pavement - 2"			\$18,019	1
Provide New Asphalt Surface - Resurface			\$119,865	1
Repair Parking Lot Base			\$59,162	1
Provide Seal Coat and Stripe Lot			\$35,760	1
Replace Deteriorated Concrete Parking/Drive Areas			\$600,642	1
Provide Landscaping; Sod, Trees, Shrubs			\$161,200	1
Clean Catch Basins, Provide Storm Drainage Lines and Replace Portions of Concrete Walk			\$52,000	1
Provide additional Soils and Regrade at Foundation			\$18,801	1
Replace Door Light Fixture			\$73,860	1
Replace HPS Wall Pack Fixtures			\$20,011	1
Replace Pole Lights			\$9,140	1

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>VQ001008</b>	<b>John F. Kennedy</b>	<b>22</b>	<b>11%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>VQ001008</b>	<b>John F. Kennedy</b>	<b>22</b>	<b>11%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>14,218,729</b>	

**Optional 5-Year Action Plan Tables**

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



**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>VQ001010</b>	<b>Marley Additions</b>	<b>11</b>	<b>19%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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			\$0
Bring Cistern Back On Line			\$40,000
Clean, Seal, and Repair Cisterns			\$31,129
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$22,750
Repair and Refinish Terrazzo Floor			\$55,900

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
<b>VQ001010</b>	<b>Marley Additions</b>	<b>11</b>	<b>19%</b>
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>4,054,128</b>



**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ0010011	Lucinda Millin Home	4	5%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
Replace Sidewalks			\$5,092
Repair Concrete Structural Members			\$126,766
Repair Portland Cement Stucco - 10%			\$45,249
Clean Concrete and Stucco Surfaces			\$13,013
Apply Penetrative Corosion Inhibitor			\$33,681
Provide Elastomeric Coating System			\$48,502
Replace Roof & Penetration Flashing			\$2,600
Provide Roof Structure for Gable Roofing			\$103,357
Provide/Replace Metal Panel Roofing			\$104,675
Provide Roof Insulation, 2-1/4", R-8.30, C-0.12 and Reflective Coating			\$235,144
Replace Downspout w/ PVC Pipe			\$3,029
Replace Sidewalks			\$5,092
Provide Wrought Steel Picket Fence			\$17,606
Provide Dumpster Enclosure			\$1,744
Remove Jalousie Between Unit and Corridor, and Seal Opening			\$14,561
Replace Windows - Aluminum Frame - Glazed			\$178,606
Provide Hurricane Screens			\$119,334
Replace Entrance/Exit Doors & Hardware			\$17,920
Replace Windows - Fixed Lite			\$71,653
Provide Power Operator			\$16,140
Repair Mechanical Building			\$45,500
Repair Existing Benches and Provide Picnic Areas & Grills			\$6,500
Replace Project Sign & Lighting			\$8,560
Replace Deteriorated Concrete Parking/Drive Areas			\$11,700
Replace Door Light Fixture			\$739
Replace HPS Wall Pack Fixtures			\$11,619
Misc. Exterior Painting			\$5,200
Provide Leak Detection and Repair of Water Lines <sup>9</sup>			\$313,444
Provide Solar Collectors on Roofs to Offset Electrical Load - 5W/SF			\$1,134,493
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
Provide Intercom System			\$6,695
Replace Vinyl Cove Base			\$12,516
Replace Unit Base & Vinyl Tile, 1/8" no wax vinyl tile on concrete. - See 2.2.1 For Abatement			\$146,659
Replace Unit Base & Vinyl Tile, 1/8" no wax vinyl tile on concrete.			\$103,357

**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%		
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>	
Paint Stair Towers Economy, 1 or 2 coats, little brushwork			\$9,807	1	
Paint & Repair Stair Doors and Hardware. Replace Knobs with Lever Type Handles			\$886	1	
Paint Halls/Corridors Economy, 1 or 2 coats, little brushwork			\$889	1	
Replace Door Knobs with Lever Type Handle			\$3,260	1	
Provide Closet Doors			\$14,228	1	
Replace Kitchen Cabinets - Base Units			\$44,002	1	
Replace Kitchen Cabinets - Wall Units			\$35,305	1	
Replace Countertop - Plastic Laminate			\$17,933	1	
Replace Bath Medicine Cabinet and Bath Accessories			\$10,450	1	
Provide Mini-Blinds			\$22,003	1	
Replace Electric Ranges			\$12,976	1	
Replace Refrigerator			\$18,790	1	
<b>Optional 5-Year Action Plan Tables</b>					
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	Estimated Cost	Planned Start Date (HA Fiscal Year)
VQ0010011	Lucinda Millin Home	4	5%	\$20,055	1
Provide Bath Exhaust Fan, Duct & Cap				\$33,766	1
Replace Toilet				\$49,846	1
Replace Kitchen Sink w/ Faucets				\$22,236	1
Replace Tub Faucets				\$55,832	1
Replace Wall Hung Lavatory				\$6,762	1
Replace Bath Accessories				\$12,732	1 1
Replace Drop Ceiling Panels 5/8" square edge. Repair & Paint				\$36,242	1
Replace Plumbing Shut-Offs				\$66,700	1 1
Replace Water Supply Lines				\$50,440	1 1
Provide Through Wall AC Sleeve and Dedicated Circuit				\$17,965	1 1
Replace Equipment Main AC Units				\$110,500	1
Replace Air Handling Units				\$165,450	1 1
Provide 504 Compliance - Conversion into 10 Condensing Units				\$3,900	1
Provide Mechanical Room Exhaust Fan				\$46,790	1 1
Provide Sensory Impaired Units				\$19,500	1 1
Redesign Public Restroom Make Accessible				\$23,950	1 1
Provide 504 Compliance - Management Office Improvements				\$23,950	1 1
Replace Support Staff Offices - Equip. & Furnishings				\$10,440	1 1
Replace Nurse Staff Offices - Equip. & Furnishings				\$9,622	1
Replace Administrative Equipment (computers, automated work order systems etc.)				\$86,765	1 1
Paint Apartment Interiors				\$3,900	1 2
Provide Landscaping - Trees, Shrubs, Etc				\$37,480	1 4
Replace Refrigerator				\$184,906	1 5
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up				\$5,939	1 5
Remove Asbestos Floor Tiles				\$11,500	1 5
Replace Illuminated Exit Signs w/ Battery Backup				\$9,638	1 5
Replace Sidewalks				\$12,976	5
Replace Emergency Exit Lighting				\$10,994	5
Replace Deteriorated Concrete Parking/Drive Areas					
Repair and Upgrade Emergency Call System					
Provide Parking Lot Striping					
Repair Trash Chute and Access Doors Provide Wash-Down					
Replace Electric Ranges					
Replace Range Hoods / Self Vent					
<b>Total estimated cost over next 5 years</b>				<b>4,961,014</b>	



**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001012	Aureo Diaz Heights	22	22%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace Sidewalks			\$8,148	0
Provide Stair Handrails			\$13,641	0
Apply Penetrative Sealer with Light Abrasive			\$10,038	0
Abate Asbestos Flooring			\$437,416	1
Repair Concrete Structural Members			\$159,120	1
Repair Portland Cement Stucco - 10%			\$52,411	1
Clean Concrete and Stucco Surfaces			\$67,801	1
Apply Penetrative Corosion Inhibitor			\$175,491	1
Provide Elastomeric Coating System			\$252,715	1
Replace Roofing, TPO (Thermo Plastic Olefin)			\$241,798	1
Replace Downspouts			\$10,113	1
Provide Steel Vehicle Control Bollards			\$9,100	1
Provide Modular Retaining Wall			\$3,714	1
Provide/Replace Dumpster Enclosure			\$26,850	1
Replace Windows - Aluminum Jalousie			\$352,423	1
Replace Windows - Aluminum Jalousie W/Emergency Escape			\$94,506	1
Replace Entrance/Exit Doors & Hardware			\$78,330	1
Replace Rear Entrance Doors & Hardware			\$139,427	1
Provide New Play Areas & Equipment9			\$119,790	1
Replace Existing Benches and Provide Picnic Areas & Grills			\$6,500	1
Replace Building & Unit Addresses			\$4,360	1
Replace Project Sign & Lighting			\$17,120	1
Provide New Concrete Parking/Drive Areas			\$195,000	1
Replace Deteriorated Concrete Parking/Drive Areas - 10%			\$106,763	1
Provide Landscaping; Sod, Trees, Shrubs			\$88,400	1
Replace Door Light Fixture			\$18,465	1
Provide HPS Wall Pack Fixtures			\$26,979	1
Misc. Exterior Painting			\$55,250	1
Provide Epoxy Coating System			\$4,764	1
Provide New Electric Meters, Mater Bases, Gear and Enclosures			\$143,000	1
Replace Waste Lines			\$55,250	1
Replace Gas Service			\$33,150	1
Replace Water Supply Lines 9			\$1,038,700	1
Bring Cistern Back On Line 9			\$40,000	1
Clean, Seal, and Repair Cisterns 9			\$337,844	1
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$55,250	1
Repair/Replace Laundry Poles			\$55,250	1
Provide Propane Tank Storage Areas			\$14,300	1

**Optional 5-Year Action Plan Tables**

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

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001012	Aureo Diaz Heights	22	22%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>8,275,481</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001015	Williams Delight	95	34%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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 Corrosion 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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001015	Williams Delight	95	34%

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

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001015	Williams Delight	95	34%

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>	<b>17,679,308</b>	

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001016	Tutu Highrise Apartments	89	24%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001016	Tutu Highrise Apartments	89	24%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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**

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



**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001019	Estate Bovoni	57	16%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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



<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001019	Estate Bovoni	57	16%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>9,320,146</b>	

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001020	Walter I.M. Hodge Pavilion	140	56%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001020	Walter I.M. Hodge Pavilion	140	56%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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 <sup>9</sup>			\$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

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>VQ001020</b>	<b>Walter I.M. Hodge Pavilion</b>	<b>140</b>	<b>56%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>16,999,709</b>	

<b>Optional 5-Year Action Plan Tables</b>				
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
<b>VQ001021</b>	<b>Wilfred Pedro Home for the Elderly</b>	<b>33</b>	<b>33%</b>	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001021	Wilfred Pedro Home for the Elderly	33	33%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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 Hurrican 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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001021	Wilfred Pedro Home for the Elderly	44	45%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace Electric Ranges			\$50,866	2011
Replace Refrigerator			\$73,657	2011
Replace Range Hoods / Self Vent			\$12,675	2011
Provide/Replace Bath Exhaust Fan, Duct & Cap			\$23,122	2011
Replace Toilet			\$41,236	2011
Replace Kitchen Sink w/ Faucets			\$57,469	2011
Replace Shower Faucets			\$25,637	2011
Replace Bath Accessories			\$7,796	2011
Replace Ceramic Shower Surround			\$133,744	2011
Replace Water Supply Lines			\$85,275	2011
Provide Through Wall AC Sleeve, Air Conditioning, and Dedicated Circuit			\$186,494	2011
Replace Water Heater - Electric			\$43,929	2011
Replace Washer and Dryer Hook-Ups			\$49,025	2011
Provide Kitchen Under Cabinet Light			\$13,584	2011
Provide Ceiling Fans in Bedrooms			\$11,094	2011
Paint Apartment Interiors			\$100,058	2011
Replace Smoke Detectors w/ Elec. w/ Batt. Back-up			\$11,319	2011
Replace Emergency Lighting			\$194	2011
Repair Concrete ceilings			\$19,500	2011
Section 504 Compliance - Convert Units Into H.C. Accessible/Adaptable Units			\$1,082,900	2011
Section 504 Compliance - Convert Units Into H.C. Sensory Units			\$3,900	2011
Replace Sidewalks			\$6,111	2012
Provide Video Cameras. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$16,250	2012
Repair Perimeter Fencing			\$6,500	2013
Replace Patio Doors & Hardware - At Community Building			\$804	2013
Replace Deteriorated Concrete Parking/Drive Areas			\$15,600	2013
Replace Through Wall AC Units			\$1,457	2013
<b>Total estimated cost over next 5 years</b>			<b>7,246,448</b>	

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001022	Mount Pleasant	1	1%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001022	Mount Pleasant	1	1%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>3,011,742</b>	

**Optional 5-Year Action Plan Tables**

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

<b>Description of Needed Physical Improvements or Management Improvements</b>	<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
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



<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001024A	Nicasio Nico Apartments	0	0%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>5,656,516</b>	

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 Pardege Over Aggregate Panel			\$124,287	2009
Repair Concrete Structural Members			\$156,468	2009
Clean Concrete and Stucco Surfaces			\$64,336	2009
Apply Penetrative Corosion 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 Decoritive Aluminum Perimeter Fencing			\$113,750	2009

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001024B	Candido Guadalupe Terrace	12	14%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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 <sup>9</sup>			\$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 Ceramc 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
<b>Total estimated cost over next 5 years</b>			<b>6,864,002</b>	

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001033	Joseph E. James Terrace	1	1%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>2,083,033</b>

**Optional 5-Year Action Plan Tables**

<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>	
VQ001044	Knolls at Contant	5	6%	
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>	<b>Planned Start Date (HA Fiscal Year)</b>
Replace Sidewalks - 5%			\$6,569	2008
Repair/Replace Damaged or Missing Trim			\$7,873	2009
Cut Grout Between Concrete Panels and Replace with Backer Rod and Sealant			\$56,750	2009
Provide/Repair Structural Concrete			\$127,296	2009
Clean Concrete and Stucco Surfaces			\$52,341	2009
Apply Penetrative Corosion Inhibitor			\$135,475	2009
Provide Elastomeric Coating System			\$195,091	2009
Replace Roof & Penetration Flashing			\$6,500	2009
Provide Roof Structure for Patio Roofing			\$12,786	2009
Provide Patio Roofing			\$12,949	2009
Replace Existing Roofing with Metal Panel Roofing			\$223,917	2009
Replace Gutters			\$10,165	2009
Replace Downspouts			\$7,767	2009
Replace Stair Handrails			\$5,115	2009
Provide Chain Link Fence			\$3,193	2009
Repair Wood Retaining Wall			\$13,920	2009
Replace Entrance/Exit Doors & Hardware			\$75,197	2009
Replace Patio Doors & Hardware			\$530,100	2009
Provide New Play Areas & Equipment			\$52,000	2009
Repair Existing Benches and Provide Picnic Areas & Grills			\$3,250	2009
Replace Project Sign & Lighting			\$8,560	2009
Replace Deteriorated Concrete Parking/Drive Areas			\$39,000	2009
Clean Drainage Gutter			\$2,600	2009
Replace Door Light Fixture -EPC9			\$0	2009
Replace HPS Wall Pack Fixtures			\$12,910	2009
Misc. Exterior Painting			\$39,000	2009
Bring Cistern Back On Line 9			\$40,000	2009
Clean, Seal, and Repair Cisterns 9			\$72,508	2009
Provide Leak detection and Replace Water Supply Lines and Meters - EPC9			\$0	2009
Provide Video Camera for Parking Lot and Common Areas. Outdoor television camera (16 mm f11.6 lens, color) in weatherproof housing			\$24,375	2009
Remove Abandoned Cars and Other Junk			\$2,522	2009
Replace Unit Floor Tile - Prep subfloor for New Tile			\$1,505,071	2009
Remove Tile and Provide Vinyl Risers and Treads			\$20,331	2009
Provide Mini-Blinds			\$54,935	2009
Provide Bath Exhaust Fan, Duct & Cap			\$47,188	2009
Replace Toilet - EPC9			\$0	2009
Provide Through Wall AC Sleeve and Dedicated Circuit			\$124,110	2009
Replace Water Heater - Electric - EPC			\$0	2009

<b>Optional 5-Year Action Plan Tables</b>			
<b>Development Number</b>	<b>Development Name (or indicate PHA wide)</b>	<b>Number Vacant Units</b>	<b>% Vacancies in Development</b>
VQ001044	Knolls at Contant	5	6%
<b>Description of Needed Physical Improvements or Management Improvements</b>			<b>Estimated Cost</b>
			<b>Planned Start Date (HA Fiscal Year)</b>
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
<b>Total estimated cost over next 5 years</b>			<b>3,808,076</b>



























































