

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Richmond Housing Authority</u> PHA Code: <u>CA010</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>679</u> Number of HCV units: <u>1750</u>																										
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	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 for the next five years: (a) The Richmond Housing Authority will provide direct services towards and support for provision of stable, permanent housing for all residents. RHA will strive, through good agency management and the utilization of all available resources, to provide, develop and maintain a wide variety of housing types and choices, including both rental and homeownership opportunities. RHA will advocate for fair housing rights, promote economic self-sufficiency and provide programs accommodating the particular needs of special populations such as the disabled, seniors, homelessness and families with children.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Reduced public housing vacancies; solicit and establish partnerships to create additional housing; build units (Nystrom Village and Hacienda); improve PHAs and SEMAP scores; increase customer satisfaction; maintain three months of operating reserves; establish revenue generating policies; provide voucher mobility counseling and orientation; increase payment standards; maintain homeownership program; implement the Foster Care "timing Out" program; deconcentrate poverty; promote income mixing in public housing; maintain security services at Nevin Plaza, Hacienda and Friendship Manor; continue to seek senior only at our senior disable sites; continue to participate with the Richmond Workforce Investment Board, Richmond Neighborhood Housing Services, Nystrom United Revitalization Effort; promote self sufficiency; ensure equal opportunity and affirmatively further fair housing; apply for all available HUD funding; educate the community on housing operations; continue to support Social Service programs and maintain communication with all community agencies and City officials.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: No PHA Plan elements have been revised since the last annual plan submission. See attached for Excluded Units (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions: 330 24 th Street (Admin Office); 222 Marina Way S. (Nystrom Village); 1300 Roosevelt Ave (Hacienda); 2400 Nevin Ave (Nevin Plaza); 564 Stege Ave (Friendship Manor); 960 Triangle Court (Triangle Court); 700 S. 26 th Street (Richmond Village); Main Public Library; Eligibility (330 25 th Street).																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> (a) Homeownership Program: RHA administers a Section 8 Homeownership Program (b) Demolition/Disposition: CA010002 Nystrom Village (100 units) and CA010004 Hacienda (150 units) planning phase with target starting date 2011 pending HUD approval (no change).																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Attached																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submits the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached																										

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. n/a

Housing Needs.

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Locatio n
Income <= 30% of AMI	5,170	5	5	5	4	4	5
Income >30% but <=50% of AMI	2,908	5	5	4	4	4	5
Income >50% but <80% of AMI	2,522	5	4	4	4	4	4
Elderly	9,274	4	4	4	4	4	4
Families with Disabilities	2,976	5	5	5	5	3	4
Race/Ethnicity	35,279	5	5	4	3	4	4
Race/Ethnicity	26,319	5	5	4	3	5	4
Race/Ethnicity	12,553	2	2	2	2	2	2
Race/Ethnicity	21,081	4	3	3	2	2	2

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	601		
Extremely low income <=30% AMI	555	92.3	
Very low income (>30% but <=50% AMI)	42	7	
Low income (>50% but <80% AMI)	4	.7	
Families with children	235	39.1	
Elderly families	244	40.6	
Families with Disabilities	122	20.3	
Race/ethnicity (White)	35	5.8	
Race/ethnicity (Hispanic)	33	5.5	
Race/ethnicity (Black)	520	86.5	
Race/ethnicity (Asian)	11	1.8	
Race/ethnicity (Indian/Alaskan)	2	.4	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 50 months			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" 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			

9.0

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	844		
Extremely low income <=30% AMI	794	94.1	
Very low income (>30% but <=50% AMI)	45	5.3	
Low income	5	.6	

<p>9.1</p>	<p>Strategy for Addressing Housing 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <ul style="list-style-type: none"> • Apply for additional vouchers • Conduct landlord outreach • Continue to support homeownership program • Collaboration with supportive agencies • Improve housing inventory
<p>10.0</p>	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in meeting mission and goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>Public Housing: develop more effective maintenance and management policies minimizing units turnaround (20 days goal); maintain MTCS reporting goal (95%); develop preventive maintenance policies and guidelines (UPCS standards); maintain rent collection at 96% or better (98% goal); and improve PHA’s scores (High Performer goal); renovate or modernize existing units; continue to work with local law enforcement agencies in reducing crime at all sites and encourage police officers to reside on property and increase customer service.</p> <p>HCV: increase lease up rate (95% goal has been reached as of this report); maintain payment standards that market landlords; improve and maintain MTCS reporting rate (95% goal); address SEMAP concerns and improve scores for each indicator; apply for additional vouchers if funding is available; continue to conduct landlord summits and increase and promote customer service.</p> <p>Ensure access and promote affordable housing programs through the City; continue to participate and assist developing the City of Richmond Consolidated Plan. Leverage affordable housing resources and pursue housing resources; exceed federal targets; adopt rent policies that support self sufficiency and encourages work; maintain working preferences; seek designation for elderly; and provide information in languages appropriate to request.</p> <p>Ensure equal opportunities and affirmatively further fair housing by maintaining fair housing information, brochures, posters in RHA properties along with referrals to advocacy organizations</p> <p>In accordance with the Housing Authority’s Mission and established goals as highlighted in the Executive Summary that will move the Housing Authority in a direction consistent with HUD and RHA mission and goals; RHA has developed a comprehensive guide to the Agency’s policies, operations and strategies for meeting housing needs.</p> <p><u>Significant Amendment</u> – The Housing Authority defines significant amendment or modifications as any change in policy that significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority’s stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.</p> <p><u>Substantial Deviation/Modification</u> – The Housing Authority defines substantial deviation as any change in policy that significantly and substantially alters the Authority’s stated mission and the persons the Authority serves. This would include admissions preferences, demolition or disposition activities and conversion programs. Discretionary or administrative amendments consonant with the Authority’s stated overall mission and basic objectives will not be considered substantial deviation or significant modifications.</p>
<p>11.0</p>	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

6.0 (A)

EXCLUDED UNITS

HA120 1300 ROOSEVELT AVE. (RESIDENT MANAGER)

FM228 611 S. 37TH STREET (RESIDENT MANAGER)

TC3 805 LINCOLN AVE (RESIDENT MANAGER)

NE101 2400 NEVIN AVE. (RESIDENT MANAGER)

FM262 598 STEGE AVE. (POLICE OFFICER)

NE315 2400 NEVIN AVE. (POLICE OFFICER)

Part I: Summary		
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39P01050106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2006 FFY of Grant Approval: 2006

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	158,020	158,020	158,020	158,020
3	1408 Management Improvements	158,020	116,098.70	116,098.70	116,098.70
4	1410 Administration (may not exceed 10% of line 21)	79,010	79,010	79,010	79,010
5	1411 Audit	2,000	2,000	2,000	2,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	90,000	184,558.20	184,558.20	167,733.93
8	1440 Site Acquisition				
9	1450 Site Improvement	133,024	82,844.52	82,844.52	82,844.52
10	1460 Dwelling Structures	133,025	54,443.84	54,443.84	54,443.84
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures		8,712.99	8,712.99	8,712.99
13	1475 Non-dwelling Equipment	37,000	104,410.75	104,410.75	104,410.75
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39P01050106 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2006 FFY of Grant Approval: 2006			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	790,099	790,099	790,099	773,274.73
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	37,000			
25	Amount of line 20 Related to Energy Conservation Measures	38,000			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Richmond Housing Authority			Grant Type and Number Capital Fund Program Grant No: CA39P01050106 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide M06-1	Operations	1406		158,020	158,020	158,020	158,020	Complete
M06-2	Mgmt Improvements & Resident Initiatives	1408		135,000	27,758.18	27,758.18	37,758.18	Complete
M 06-3	RHA Staff training	1408		5,000	791.28	791.28	791.28	Complete
M 06-4	Computer Software Upgrades Maintenance	1408		8,020	87,549.24	87,549.24	87,549.24	Complete
M 06-4.1	Legal Counsel For Evictions	1408		10,000	0	0	0	Not Started
M 06-5	Administration	1410		79,010	79,010	79,010	79,010	Complete
M 06-6	Audit	1411		2,000	2,000	2,000	2,000	Complete
M 06-7	Structural Engineer For Inspections, Recommendations & Design Consultant For Revitalization Project	1430		90,000	184,558.20	184,558.20	149,470.88	Underway
M 06-8	Site Improvements - Triangle Court	1450		79,024	46,617.52	46,617.52	46,617.52	Complete
M 06-9	Site Improvements - Hacienda/Nystrom	1450		20,000	34,337	34,337	34,337	Complete
M 06-10	Site Improvements - Friendship Manor	1450		30,000	1,890	1,890	1,890	Complete
M 06-11	Site Improvements - Nevin Plaza	1450		4,000	0	0	0	Not Started
M 06-12	Hacienda Fire Damage Unit - MOD Rehab/NonRoutine Maintenance	1460		1,000	50,228.59	50,228.59	50,228.59	Complete
M 06-13	Nevin Plaza - Dwelling Structures	1460		3,000	2,394.75	2,394.75	2,394.75	Complete
M 06-14	Hacienda Roof Repairs	1460		128,024	0	0	0	Not Started
M 06-15	Hacienda Exterior Painting	1460		1,001	0	0	0	Not Started
M 06-16	Friendship Dwelling Structures	1460		0	0	0	0	Not Started
M 06-17	Friendship Roof Repairs	1460		0	0	0	0	Not Started
M 06-18	Nevin Plaza Roof Repairs	1460		25,000	1,820.50	1,820.50	1,820.50	Complete

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Richmond Housing Authority				Federal FFY of Grant: 2006	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide - Mgmt Improvements	07/17/08		07/17/10		
CA 10-2 Nystrom Village	07/17/08		07/17/10		
CA 10-4 Hacienda	07/17/08		07/17/10		
CA 10-6 Friendship Manor	07/17/08		07/17/10		
CA 10-11 Triangle Court	07/17/08		07/17/10		
CA 10-12/13 Nevin Plaza	07/17/08		07/17/10		
PHA Wide - NonDwelling Equipment	07/17/08		07/17/10		

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

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

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

Part I: Summary		
PHA Name: Richmond Housing Authority (CA010)	Grant Type and Number Capital Fund Program Grant No: CA39P01050107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2007 FFY of Grant Approval: 2007

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	163,292	163,292	163,292	163,296
3	1408 Management Improvements	40,000	104,030.62	140,030.62	104,030.62
4	1410 Administration (may not exceed 10% of line 21)	81,646	81,646	81,646	81,646
5	1411 Audit	2,000	2,000	2,000	2,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000.00	144,056.07	144,056.07	50,783.10
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000	81,775.04	81,775.04	68,509.04
10	1460 Dwelling Structures	150,000	150,000	150,000	149,724.78
11	1465.1 Dwelling Equipment—Nonexpendable	29,520	4,257.48	4,257.48	4,257.48
12	1470 Non-dwelling Structures	20,000	3,625	3,625	3,625
13	1475 Non-dwelling Equipment	130,000	22,696.01	22,696.01	22,696.01
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs		59,079.78	59,079.78	59,079.78
17	1499 Development Activities ⁴				

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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

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

Part I: Summary					
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39P01050107 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2007 FFY of Grant Approval: 2007			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009			<input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	816,458.00		463,254.78	383,616.34
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	110,000			
25	Amount of line 20 Related to Energy Conservation Measures	104,520			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: Richmond Housing Authority			Grant Type and Number Capital Fund Program Grant No: CA39P01050107 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide M 07-1	Operations	1406		163,292	163,292	163,292	163,292	Complete
M 07-2	Security Service/Resident Initiatives	1408		10,000	80,485.13	80,485.13	80,485.13	Complete
M 07-3	Staff Training	1408		5,000				Not Started
M 07-4	Computer Software Upgrades	1408		25,000	23,545.49	23,545.49	23,545.49	Complete
M 07-5	Administration	1410		81,646	81,646	81,646	81,646	Complete
M 07-6	Audit	1411		2,000	2,000	2,000		Underway
M 07-7	A/E Planning/Consulting For Nystrom Revalidation	1430		50,000	144,056.07	144,056.07	50,783.10	Underway
M 07-8	PHA Wide Security Site Lighting	1450		10,000				Not Started
M 07-9	Friendship Fence Repairs	1450						Not Started
M 07-10	PHA Wide Sidewalk Repairs	1450		50,000	50,000	50,000	36,734	Underway
M 07-11	PHA Wide Site Improvements	1450		90,000	31,775.04	31,775.04	31,1775.04	Complete
M 07-12	Triangle Court Dwelling Structures	1460		75,000	131,934	131,934	131,658.78	Underway
M 07-13	PHA Wide Dwelling Structures	1460		75,000	18,066	18,066	18,066	Complete
M 07-14	PHA Wide Installation Of Programmable Thermostats & Lighting Upgrades	1465		29,520	4,257.48	4,257.48	4,257.48	Complete
M 07-15	PHA Wide Painting Of Common Areas	1470		20,000	3,625	3,625	3,625	Complete
M 07-16	Friendship Manor Key Card System	1475						Not Started
M 07-17	PHA Wide NonDwelling Equipment	1475		130,000	22,696.01	22,696.01	22,696.01	Underway
M 07-18	Hacienda Relocation Expense	1495		59,079.78	59,079.78	59,079.78	59,079.78	Complete

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Richmond Housing Authority				Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide Mgmt Improvements	09/13/09		09/13/11		
CA 10-2 Nystrom Village	09/13/09		09/13/11		
CA 10-4 Hacienda	09/13/09		09/13/11		
CA 10-6 Friendship Manor	09/13/09		09/13/11		
CA 10-11 Triangle court	09/13/09		09/13/11		
CA 10-12/13 Nevin Plaza	09/13/09		09/13/11		

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

Part I: Summary	
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39P01050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 123109 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	190,777		190,777	
3	1408 Management Improvements	85,000			
4	1410 Administration (may not exceed 10% of line 21)	95,389		95,389	
5	1411 Audit	2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000		2,390.44	2,390.44
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000		100,000	
10	1460 Dwelling Structures	300,000		300,000	
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	55,723			
13	1475 Non-dwelling Equipment	45,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39P01050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 123109		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	953,889		288,556.44	2,390.44
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Richmond Housing Authority			Grant Type and Number Capital Fund Program Grant No: CA39P01050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide M 09-1	Operations	1406		190,777		190,777		Underway
M 09-2	New Computer Software	1408		45,000				Not Started
M 09-3	Staff Training	1408		5,000				Not Started
M 09-4	Software Maintenance	1408		25,000				Not Started
M 09-5	Miscellaneous Mgmt Improvements	1408		10,000				Not Started
M 09-6	Administration	1410		95,389		95,389		Underway
M 09-7	Audit	1411		2,000				Not Started
M 09-8	A&E Planning Fees	1430		80,000		2,390.44	2,390.44	Underway
M 09-9	PHA Wide REAC Improvements	1450		40,000				Not Started
M 09-10	Water/Sewer Lines Repairs	1450		10,000				Not Started
M 09-11	Site Lighting & Fixtures	1450		20,000				Not Started
M 09-12	Miscellaneous Site Improvements	1450		30,000				Not Started
M 09-13	PHA Wide REAC Improvements	1460		50,000				Not Started
M 09-14	PHA Wide Non Routine Vacancy Prep	1460		200,000				Not Started
M 09-15	PHA Wide Plumbing/Mechanical/ Electrical System Repairs	1460		25,000				Not Started
M 09-16	PHA Wide Mechanical Systems Repairs/Upgrades	1460		25,000				Not Started
M 09-17	PHA Wide Community Room Upgrades	1470		20,723				Not Started
M 09-18	PHA Wide Painting Common Areas	1470		35,000				Not Started
M 09-19	PHA Wide Non Routine Deferred Maintenance	1475		25,000				Not Started

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Richmond Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE	09/14/11	09/14/11	09/14/13	09/14/13	
CA 10-2 Nystrom Village	09/14/11	09/14/11	09/14/13	09/14/13	
CA 10-4 Hacienda	09/14/11	09/14/11	09/14/13	09/14/13	
CA 10-6 Friendship Manor	09/14/11	09/14/11	09/14/13	09/14/13	
CA 10-11 Triangle Court	09/14/11	09/14/11	09/14/13	09/14/13	
CA 10-12/13 Nevin Plaza	09/14/11	09/14/11	09/14/13	09/14/13	

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

Part I: Summary		
PHA Name: City Of Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39P010501-10 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010

Type of Grant
 Original Annual Statement **Reserve for Disasters/Emergencies** **Revised Annual Statement (revision no: _____)**
 Performance and Evaluation Report for Period Ending: **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	280,000			
3	1408 Management Improvements	230,000			
4	1410 Administration (may not exceed 10% of line 21)	140,000			
5	1411 Audit	2,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	125,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	125,000			
10	1460 Dwelling Structures	273,000			
11	1465.1 Dwelling Equipment—Nonexpendable	50,000			
12	1470 Non-dwelling Structures	60,000			
13	1475 Non-dwelling Equipment	115,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: City Of Richmond Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA39P010501-10 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2010 FFY of Grant Approval: 2010	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,400,000			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	70,000			
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	30,000			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: City of Richmond Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA39P010501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide	Operations	1406		280,000				
PHA Wide	Janitorial Consultant	1408		10,000				
PHA Wide	Legal Consultant	1408		10,000				
PHA Wide	Legal Counsel For Evictions	1408		10,000				
PHA Wide	UPCS Inspection Services	1408		15,000				
PHA Wide	MIS Consultant	1408		15,000				
PHA Wide	Property MGMT Consultant	1408		25,000				
PHA Wide	Res Initiative/Sec 3 Compliance	1408		50,000				
PHA Wide	Accounting/Audit Consultant	1408		10,000				
PHA Wide	Staff Training	1408		5,000				
PHA Wide	New Computer Software & Maintenance	1408		70,000				
PHA Wide	General MGMT Improvements	1408		10,000				
PHA Wide	Adminstration	1410		140,000				
PHA Wide	Audit	1411		2,000				
PHA Wide	Development/Construction Consultant	1430		25,000				
PHA Wide	Physical Needs Assessment	1430		25,000				
PHA Wide	Mold Testing	1430		10,000				
PHA Wide	Planning Fees (RFP's/RFQ's/Ads	1430		10,000				
PHA Wide	A&E Services	1430		55,000				

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

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: City of Richmond Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA39P010501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
Nystrom/Triangle	Irrigation System Upgrades	1450		25,000				
Friendship Manor	Automated Entry System	1450		65,000				
PHA Wide	REAC Improvements/Repairs	1450		20,000				
PHA Wide	Accessibility Upgrades	1450		15,000				
PHA Wide	Emergencies Contingencies Roof Repairs	1460		33,000				
Friendship Manor	Interior Painting - Units	1460		75,000				
PHA Wide	Caulking and Sealant	1460		25,000				
Friendship Manor	Kitchen Cabinets & Countertops	1460		40,000				
Friendship Manor	New Flooring	1460		50,000				
Friendship Manor	Replace Exterior Siding	1460		50,000				
Friendship Manor	Automated Entry System	1465		25,000				
PHA Wide	Energy Conservation Improvements	1465		25,000				
PHA Wide	Energy Conservation Improvements	1470		20,000				
PHA Wide	Painting Of Common Areas	1470		20,000				
PHA Wide	Handicap Accessible Upgrade	1470		20,000				
PHA Wide	New Vehicles	1475		20,000				
PHA Wide	Computer Hardware	1475		10,000				
PHA Wide	Maintenance Tools & Equipment	1475		10,000				
PHA Wide	New Office Equipment	1475		10,000				

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

² To be completed for the Performance and Evaluation Report.

Part I: Summary						
PHA Name: Richmond Housing Authority		Grant Type and Number Capital Fund Program Grant No: CA39P01050108 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2008 FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	181,063	181,063	181,063	181,063	
3	1408 Management Improvements	181,063	122,327.47	72,127.67	66,127.67	
4	1410 Administration (may not exceed 10% of line 21)	90,532	90,532	90,532	90,532	
5	1411 Audit	2,000	2,000	2,000	2,000	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	50,000	108,735.53	60,247.19	51,627.46	
8	1440 Site Acquisition					
9	1450 Site Improvement	50,000	50,000	39,435.87	39,435.87	
10	1460 Dwelling Structures	210,000	210,000	147,281.71	131,430.71	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	140,657	100,168.11	20,400.13	20,400.13	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	40,488.89	40,488.89	40,488.89	40,488.89	
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39P01050108 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2008 FFY of Grant Approval: 2008			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	905,315	905,315	635,576.46	621,150.73
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs	10,000			
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Richmond Housing Authority			Grant Type and Number Capital Fund Program Grant No: CA39P10150108 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA Wide M 08-1	Operations	1406		181,063	181,063	181,063	181,063	Complete
M 08-2	New Computer Software	1408		60,000	74,519.31	24,420.76	24,420.76	Underway
M 08-3	Staff Training	1408		5,000	5,000	4,898.75	4,898.75	Underway
M 08-4	Computer Software Maintenance	1408		10,000	6,098.66	6,098.66	6,098.66	Complete
M 08-5	Security Service - Senior Sites	1408		10,000	36,709.50	36,709.50	36,709.50	Complete
M 08-6	MIS Consulting	1408		10,000				Not Started
M 08-7	Public Housing Support Services	1408		6,063				Not Started
M 08-8	Administration	1410		90,532	90,532	90,532	90,532	Complete
M 08-9	Audit	1411		2,000	2,000	2,000		Underway
M 08-10	PHA Wide - Project Planning Fees A&E Services/Bid Ads	1430		50,000	108,735.53	60,247.19	51,672.46	Underway
M 08-11	PHA Wide - Site Work	1450		50,000	50,000	39,435.87	39,435.87	Underway
M 08-12	Non Routine Vacancy Prep Work	1460		75,000	75,000	38,195.58	38,195.58	Underway
M 08-13	Hacienda Pest Fumigation	1460		100,000	90,223	90,223	82,830	Underway
M 08-14	Dwelling Structures - Triangle Court	1460		20,000	29,777	18,863.13	10,405.13	Underway
M 08-15	Elevator Repair/Upgrades	1460		15,000	15,000			Not Started
M 08-16	Boiler System Repairs/Upgrades	1475		10,657	16,714.35	16,714.35	16,714.35	Complete
M 08-17	Lobby Doors Repairs/Upgrades	1475		20,000	13,942.65			Not Started
M 08-18	Deferred Maintenance/Non Routine Preventive Maintenance Plumbing, Electrical, Heating Systems	1475		10,000	10,000	3,685.78	3,685.78	Underway
M 08-19	Automated Entrance System - Friendship	1475		100,000	59,511.11			Not Started

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Richmond Housing Authority				Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA Wide - Mgmt Improvements	06/12/10		06/12/12		
CA 10-2 Nystrom Village	06/12/10		06/12/12		
CA 10-4 Hacienda	06/12/10		06/12/12		
CA 10-6 Friendship Manor	06/12/10		06/12/12		
CA 10-11 Triangle Court	06/12/10		06/12/12		
CA 10-12/13 Nevin Plaza	06/12/10		06/12/12		
PHA Wide - Non Dwelling Equipment	06/12/10		06/12/12		

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

Part I: Summary	
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39S01050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12/31/09 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	144,627	144,627	144,627	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	250,000	300,000	35,350	6,400
8	1440 Site Acquisition				
9	1450 Site Improvement	200,000	200,000		
10	1460 Dwelling Structures	795,000	745,000	745,000	226,790.24
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	56,642	56,642		
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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

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⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: Richmond Housing Authority	Grant Type and Number Capital Fund Program Grant No: CA39S01050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,446,269	1,446,269	924,977	233,190.24
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Richmond Housing Authority			Grant Type and Number Capital Fund Program Grant No: CA39S01050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
M 09-1	Adminstration	1410		144,627	144,627	144,627		Underway
M 09-2	A&E Services	1430		250,000	250,000	35,350	6,400	Underway
M 09-2.1	Construction Consultant	1430		50,000	50,000			RFQ
M 09-3	Replace Fences - Friendship Manor	1450		85,000	85,000			Not Started
M 09-4	PHA Wide Security Lighting	1450		75,000	75,000			Not Started
M 09-5	General Site Work	1450		25,000	25,000			Not Started
M 09-6	Sewer Line Repairs/Upgrades	1450		5,000	5,000			Not Started
M 09-7	Repair Parking Lot Gate Hacienda	1450		10,000	10,000			Not Started
M 09-8	Roof Repairs Triangle Court - All Phases	1460		325,000	697,000	697,000	226,790.24	Underway
M 09-9	Exterior Painting - Triangle Court	1460		225,000				Not Started
M 09-10	Interior Painting Units - Triangle Court	1460		75,000				Not Started
M 09-11	Window Replacement - Triangle Court	1460		100,000				Not Statred
M 09-12	Non Routine Vacancy Prep	1460		20,000	48,000	48,000		Complete
M 09-13	Centralize Mailboxes - Triangle Court	1470		56,642	56,642			Not Started

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

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Richmond Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
PHA WIDE Administration	03/10/10	03/10/10	03/10/13	03/10/13	
CA 10-2 Nystrom Village	03/10/10	03/10/10	03/10/13	03/10/13	
CA 10-4 Hacienda	03/10/10	03/10/10	03/10/13	03/10/13	
CA 10-6 Friendship Manor	03/10/10	03/10/10	03/10/13	03/10/13	
CA 10-11 Triangle Court	03/10/10	03/10/10	03/10/13	03/13/13	
CA 10-12/13 Nevin Plaza	03/10/10	03/10/10	03/10/13	03/13/13	

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

