NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Five-Year Plan for Fiscal Years 2009 to 2013
Proposed Annual Plan for Fiscal Year 2010

Public Housing Authority Plan

Updated on 4/12/2010

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Public Housing Authority Plan

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PHA Information
PHA Name: **Norfolk Redevelopment and Housing Authority** PHA Code: **6-20**
PHA Type: ☐ Small ☐ High Performing **X Standard** ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): **07/2010**

Inventory (based on ACC units at time of FY 7/2010)
Number of PH units: **3,629** Number of HCV units: **3,484 (authorized)**

Submission Type
☐ 5-Year and Annual Plan **X Annual Plan Only** ☐ 5-Year Plan Only

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:

The mission of NRHA is to provide quality housing opportunities that foster sustainable mixed-income communities.

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 Five-Year Plan.

See page 23, Accomplishments.

FIVE-YEAR GOALS

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- Provide a one-for-one replacement of assisted rental housing. The strategies that may be applied to achieve this objective include (1) designating some units in conventional housing complexes as replacement units, (2) building new units, and/or (3) applying for additional housing choice vouchers. Special attention will be given to housing type, location, long-term viability, and economic sustainability.
- Apply for additional rental and special purpose vouchers as made available by the U.S. Department of Housing and Urban Development (HUD).
- Leverage private or other public funds to develop mixed-income communities. Resources used may include low-income housing tax credits (LIHTCs), new markets tax credits (NMTCs), and/or replacement housing factor funds (RHFs).
- Seek partnerships with entities to further the goal of creating additional affordable housing opportunities.
- Acquire or build 100 units.
- Pursue units or developments located throughout the city of Norfolk, particularly in non-impacted areas.
- Apply for multi-family Sponsor Partnerships for Revitalizing Communities (SPARC) rental housing funding.
- Work closely with other entities, including City of Norfolk departments, to create incentives to expand the supply of affordable housing.
- Explore, develop, and if feasible acquire affordable housing in locations throughout Norfolk to decrease densities of low-income persons and to promote mixed-income communities.

Goal 2: Improve the quality of assisted housing.

Objectives:

- Continue to work toward achieving high performer status for the Low-income Public Housing (LIPH) program through ongoing monitoring and review of key property management indicators.
- Maintain high performer status for the Housing Choice Voucher (HCV)/Section 8 program.
- Provide ongoing staff training on performance and revised duties as it relates to increasing efficiency in rent collections, rent calculations, income verification, performance standards, and monitoring.
- Concentrate on efforts to improve lease enforcement, unit inspections, and rent calculation functions.
- Develop a team to revise the existing plan for eliminating roach infestation. The team will include a member from the Resident Advisory Board; tenants-at-large, and staff from the Client Services, Property Management and Facilities Management departments of NRHA.
- Renovate or modernize public housing units in Oakleaf Forest, Grandy Village, and Diggs Town communities.
- Continue participation in the City of Norfolk's strategic planning process to redevelop the St. Paul's Quadrant downtown Norfolk area, which includes the Tidewater Gardens public housing community.
- Conduct a comprehensive assessment of entire asset portfolio, paying close attention to the properties that have not been renovated so as to determine feasibility of redeveloping, disposition, or demolishing and clearing those properties.

Goal 3: Increase assisted housing choices.

Objectives:

- Provide voucher mobility counseling for new move-in, transfer, and port-in clients.
- Conduct outreach efforts to potential voucher landlords.
- Implement voucher homeownership program to provide housing opportunities for 25 participants.
- Continue to implement public housing homeownership program.
- Work with other private and public entities to create homeownership opportunities.
- Seek vouchers as requested by displaced residents for replacement of units.

Goal 4: Improve community quality of life and economic vitality.

Objectives:

- Implement measures to deconcentrate poverty by attracting higher-income public housing households to lower-income developments.
- Implement public housing security improvements.
- Identify and prioritize the services that can be sustained by NRHA.
- Identify, develop, and acquire revenue-producing properties (e.g., Mission College, Oakmont North, Merrimack Landing properties).
- Explore and implement property management and housing services to improve both the physical and social environments of Norfolk neighborhoods.
- Expand the endowment with private contributions to support youth and social services.
- Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income.

- Identify and aggressively pursue public and private grant opportunities to achieve the mission.

Goal 5: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- Continue to expand NRHA's workforce development program to focus on pre-employment assessment, training, and placement of both public housing residents and HCV clients.
- Provide or obtain partnerships to provide supportive services to improve assistance recipients' employability.
- Provide or obtain partnerships to provide supportive services to increase lifestyle and economic independence for both the elderly and for families with disabled family members.
- Develop or coordinate education and training programs that assist residents in becoming self-sufficient. Resources will be applied to client service programs that increase resident/client employment, training, and job skills.
- Increase the rental revenue in public housing family communities.

Goal 6: Ensure equal opportunity in housing for all Americans.

Objectives:

- Undertake affirmative measures to ensure assisted housing access 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 disabilities regardless of the unit size required.
- Affirmatively market assisted housing to races/ethnicities shown to have disproportionate housing needs.
- Affirmatively market assisted housing to local non-profit agencies that assist families with disabilities.
- Affirmatively market the HCV/Section 8 program to owners outside areas of poverty /minority concentrations.
- Seek designation of public housing for the elderly.
- Apply for special-purpose vouchers targeted to the elderly and families with disabilities.
- Build broad political support for our mission among our stakeholders.
- Be actively involved in professional organizations and governmental boards.
- Align internal and external communications and policies to the mission, improve customer and stakeholder perceptions of NRHA to become the premier provider of housing and redevelopment services.
- Create positive awareness of NRHA activities and achievements with target audiences.

Goal 7: Improve energy efficiency in public housing.

Objectives:

- Study and if feasible implement an Energy Performance Contract (EPC) to fund energy conservation measures and reduce energy consumption in public housing.

- Incorporate green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.
- Educate public housing residents on energy conservation methods.

2010 ANNUAL GOALS

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- Maintain public housing occupancy rate of 98 percent or higher.
- Leverage private and/or other public funds to support the development of additional affordable housing in NRHA-owned communities, such as Grandy Village, Partrea Apartments, Park Terrace, and Oakmont North. Financing measures may include LIHTCs, NMTCs, RHF funds, or debt financing.

Goal 2: Improve the quality of assisted housing.

Objectives:

- Complete the Grandy Village Community Center building and achieve Leadership in Energy and Environmental Design (LEED) silver-level certification.
- Strive for certifications such as LEED and or Earth craft to promote the best quality housing in all future NRHA new construction projects.
- Continue to develop the Grandy Village public housing site to prepare for the new construction of both public housing units and affordable housing units.
- Leverage Capital Fund program funds with other sources of financing - such as low-income housing tax credits - to continue the housing modernization program at the Oakleaf Forest public housing community.
- Continue participation in the City of Norfolk's strategic planning process to redevelop the St. Paul's Quadrant downtown Norfolk area, which includes the Tidewater Gardens public housing community.
- Continue progress on all American Recovery and Reinvestment Act (ARRA) grant projects to ensure that they are completed on time and within budget.
- Respond to maintenance requests within 72 hours and complete all emergency requests within 24 hours.
- Continue efforts with pest eradication team. The team includes a member from the Resident Advisory Board; tenants-at-large, and staff from the Client Services, Property Management and Facilities Management departments of NRHA.
- Maintain current write-off rate at five percent or less.
- Increase customer satisfaction by surveying residents annually to help determine levels of customer satisfaction.
- Continue customer service training for staff.
- Survey residents at move-in and move-out time to determine level of customer satisfaction with housing developments.
- Include customers in planning and implementation of programs.
- Implement a leadership development and training program for Tenant Management Corporations (TMCs).

Goal 3: Increase assisted housing choices.

Objectives:

- Demolish the designated existing Moton Circle public housing units in preparation for the new development of affordable and public housing units.
- Implement revised voucher payment standards.
- Implement site-based waiting lists for all NRHA public housing communities. Applicants will be able to pick up applications at property management offices and select one site-specific community, up to three communities, or all communities.
- Conduct an analysis to determine the feasibility of converting the four midrise apartment complexes (Partrea, Hunter Square, Bobbitt, and Sykes Apartments) to project-based HCV/Section 8.
- Seek vouchers for replacement of units as requested by residents being displaced.
- Seek special purpose vouchers as made available by HUD.
- Provide accessible housing in all new housing developments.
- Incorporate universal design features in new housing developments as resources permit.
- Collaborate with other housing developers to provide more accessible housing for the disabled.
- Explore co-housing options for viability and feasibility.

Goal 4: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- Increase the number of assisted families obtaining employment by 20 percent of current workforce development program caseload.
- Maintain agreements with various human services groups such as Opportunity Inc., Community Services Board, Tidewater Community College, Virginia Maritime Board, Norfolk Public Schools, Southeastern Tidewater Opportunity Project (STOP), Veteran's Administration, Norfolk State University, Section 3 contractors, Life Enrichment Center, YMCA, YWCA, Metropolitan Laboratories, Hampton Rapid Transit (HRT), Virginia Employment Commission (VEC), Alliant Human Services, faith-based organizations, Heart to Heart, Dress for Success, Department of Rehabilitation Services, Genesis Group, Old Dominion University, the Department of Human Services, and the two local advocacy agencies that serve disabled residents, the Endependence Center, Inc. and the City of Norfolk's Office to End Homelessness.
- Maintain informal workforce development agreements with local businesses such as Tropical Smoothie; Givens Transportation and Warehouse, Inc.; Tidewater Community College (all campuses); Print Pak; Catalina Cylinders; Headway Employment Services (Hampton and Newport News); MacArthur Mall; Red Coat Janitorial Services; local naval shipyards; and the City of Norfolk Parking Authority.
- Develop partnerships with local and regional businesses for job placement and training.
- Expand private contributions to support youth and social services to build upon success of previous grants.

Goal 5: Ensure equal opportunity in housing for all Americans.

Objectives:

- Develop a transition plan for public housing based on Section 504 needs assessment.

Goal 6: Improve energy efficiency in public housing.

Objectives:

- Study and if feasible implement an Energy Performance Contract to fund energy conservation measures and reduce energy consumption in public housing.
- Incorporate green initiatives in the operation and maintenance of public housing, such as recycling; energy-saving lighting; using Energy Star appliances; and using green cleaning products, paints, and other materials.
- Educate public housing residents on energy conservation methods.

PHA PLAN UPDATE

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

- NRHA's new completion date for the Broad Creek HOPE VI project is June 2010.
- The **Admission and Continued Occupancy Policy (ACOP)** will be updated to include the mandatory use of Enterprise Income Verification System (EIVS) and revised grievance procedures. Also under consideration are revisions to applicant suitability criteria relating to home visits, landlord references, and criminal history records.
- The Authority continues to move toward a maximum or **"flat rent"** that is affordable to a household at 40 percent of Area Median Income (AMI). In 2010, flat rents for most family communities are anticipated to increase to a level affordable to households at 38 percent of AMI as compared to the 37 percent guide used in 2009. It is emphasized that rents would only increase for families where 30 percent of their income is in excess of the current Flat rent amount.
  See "Proposed Flat Rent Schedule 2010-2011" Attachment 4.
- The **Administrative Plan for the Housing Choice Voucher program** will be updated to include new regulatory changes. The regulatory changes include mandatory usage of the EIVS and revised grievance procedures.

(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.

- NRHA's website: www.nrha.us
- NRHA administrative offices: 201 Granby Street (1st, 4th, and 5th floors) Norfolk, VA 23510; and 910 Ballentine Boulevard, Norfolk, VA 23504
- The following homeless shelters: The Dwelling Place, FOR Kids, Inc. and the Union Mission
- City of Norfolk's Department of Human Services Workforce Development Center (Little Creek Road, Norfolk, VA)
- City of Norfolk's Human Resource Department located (741 Monticello Avenue, Norfolk, VA)
- City of Norfolk Public Libraries
- City of Norfolk's Planning Department
- Community Services Board
- The Endependence Center
- Senior Services of Southeastern Virginia

All NRHA property management offices as follows:

- Calvert Square – 900 Bagnall Road; (757) 624-8611
- Diggs Town – 1619 Vernon Drive; (757) 624-8606
- Grandy Village – 3151 Kimball Terrace; (757) 624-8608

- Moton Circle - 2500 Princess Anne Road; (757) 314-2100
- Oakleaf Forest – 1701 Greenleaf Drive; (757) 624-8612
- Tidewater Gardens – 450 Walke Street; (757) 624-8602
- Young Terrace – 816 Cumberland Street; (757) 624-8610
- Eulalie Bobbitt Apartments – 5920 Poplar Hall Drive; (757) 624-8616
- Hunter Square Apartments – 825 Goff Street; (757) 624-8619
- Robert Partrea Apartments – 701 Easy Street; (757) 624-8618
- Sykes Apartments – 555 E. Liberty Street; (757) 624-8617
- Franklin Arms – 2500 E. Princess Anne Road; (757) 314-1520
- Broad Creek - 1420 Merrimack Avenue; (757) 628-8270

All Tenant/Resident Management Corporations (T/RMC) offices are located as follows:

- Calvert Square Advisory Council – 938 Bagnall Road; (757) 625-3070
- Diggs Town TMC – 1619 Greenleaf Drive; (757) 543-0316
- Grandy Village TMC – 735 Wiley Drive; (757) 627-2613
- Moton Circle TMC-2528 Cary Street; (757) 314-1522
- Oakleaf Forest TMC – 1706 Greenleaf Drive; (757) 543-3568
- Tidewater Gardens TMC – 1016 Mariner Street; (757) 625-2926
- Young Terrace TMC – 823 Smith Street; (757) 625-3006
- Eulalie Bobbitt Midrise Advisory Council – 5920 Poplar Hall Drive; (757) 624-8616
- Hunter Square Midrise Advisory Council – 825 Goff Street; (757) 625-1434
- Robert Partrea Midrise Advisory Council – 701 Easy Street; (757) 624-8616
- Sykes Midrise Advisory Council – 555 E. Liberty Street; (757) 314-1457
- Franklin Arms Advisory Council – 2500 E. Princess Anne Road; (757) 314-2063

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.**

   The "Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures" are contained in the Admissions and Continued Occupancy Policy chapters 2, 3, 4, and 5 for public housing, and in the Administrative Plan for Section 8/Housing Choice Voucher, Chapter 4 for HCV clients. (Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD).

2. **Financial Resources. A statement of financial resources, including a listing by general categories of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant based assistance. The statement also should include the non-federal sources of funds supporting each federal program and state the planned use for the resources.**

   See "Housing Programs Projected Revenues and Uses," Attachment 1.

3. **Rent Determination. A statement of the policies governing of the PHA governing rents charged for public housing and HCV dwelling units.**

   The rent determination policies for public housing are contained in the Admission and Continued Occupancy Policy, chapter 6. The rent determination policies for the HCV dwelling

units are contained in the Administrative Plan, chapter 6. (Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD).

4. **Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance, management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.**

NRHA's rules, standards, and policies that govern the maintenance and management of Public Housing and the management of Section 8 are located within the following documents:

- Admissions and Continued Occupancy Policy (ACOP) - Public Housing
- Administrative Plan – HCV/Section 8
- Housing Management Policies and Procedures Manual - Public Housing
- Schedule of Maintenance Charges - Public Housing
- Human Resource Policies and Practices
- Contracting and Procurement Policies

The above documents may be found in the main administrative offices located at 201 Granby Street and 910 Ballentine Boulevard, Norfolk, Virginia. The property management offices at each public housing community also have documents for public housing.

<u>Proposed Changes to the Admission and Continued Occupancy Policy</u>

- Change language relating to the requirement of applicants and participants of public housing to disclose and provide documentation of Social Security numbers.
- Revisions to applicant suitability criteria relating to home visits, landlord references, and criminal history records.
- Include language relating to the distribution and acceptance of public housing applications at various locations and through various means as needed and advertised.
- Establish new preference ranking system that combines the current Need list and the Earned Preferences list into one weighted preference list.
- Establish site-based waiting lists for all public housing developments.
- Include language requiring applicants and resident to complete a “No Child Support Affidavit” if it is reported that no child support is being received for minor children in the household.
- Change policy language to allow that any documents used for verification must be the original (not photocopies) and generally must be dated within 90 calendar days of the date they are provided to the NRHA.
- Include policy language to require NRHA to use HUD’s EIVS for income verification and reports.
- Change policy language to reflect NRHA’s use of contracted vendor to provide criminal records reports for the purpose of screening applicants.
- Research the possibility of implementing a non-smoking policy inside public housing units (see below).
- Update flat rent policy for each community. (See “Proposed Flat Rent Schedule 2010-2011” Attachment 4.)
- Include 2009 area median income limits (2010 AMI has not been released as of February 1, 2010)

Non-Smoking Policy

In PIH Notice 2009-21, the U.S. Department of Housing and Urban Development (HUD) strongly encourages Public Housing Authorities (PHAs) to implement non-smoking policies in their public housing units in order to provide increased public health protection for residents of public housing. HUD cites reasons as to why a PHA should implement non-smoking policies:

- Cigarette smoking is the number one cause of preventable disease in the United States. The elderly and young populations, as well as people with chronic illnesses, are especially vulnerable to the adverse effects of smoking.
- Environmental Tobacco Smoke (ETS) can migrate between units in multifamily housing, causing respiratory illness, heart disease, cancer, and other adverse health effects in neighboring families.
- Smoking is an important source of fires and fire-related deaths and injuries.
- Reduced maintenance costs. Turnover costs are increased when apartments are vacated by smokers. Additional paint to cover smoke stains, cleaning of the ducts, replacing stained window blinds, or replacing carpets that have been damaged by cigarettes can increase the cost to make a unit occupant ready.

According to the Smoke-Free Environment Law Project of the Center for Social Gerontology, there are over 112 PHAs and housing commissions that implement nonsmoking policies. Some PHAs have established smoke-free buildings. Some PHAs have allow current residents who smoke to continue to do so, but only in designated areas and only until lease renewal or a date established by the PHA. Some PHAs prohibit smoking for new residents.

NRHA staff raised the non-smoking issues during the Annual Resident Forum on December 8, 2009. There were mixed reactions from the residents as to whether NRHA should adopt a non-smoking policy. Some residents believed that it should be their right to smoke inside their home, while others believed that secondhand smoke negatively affected other non-smoking residents. Further discussion and research is needed before a decision on this subject is reached. One recommendation would be to survey all public housing residents to ascertain the general consensus regarding this issue as well as ongoing consultation with the resident boards.

Proposed Changes in the Administrative Plan for the Housing Choice Voucher Program

- Mandatory use of the EIVS.
- Grievance procedures to be updated.
- Consideration is being given to the establishment of a revised waiting list preference ranking system that combines the current Need list and the Earned Preferences list into one weighted preference list.

5. Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants:

NRHA uses a procedure by which tenants may obtain a fair and impartial resolution of disputes between tenants and the Authority. It is the policy of NRHA to ensure that all families have the benefit of all protections due to them under the law. If a complainant does not follow the procedures set forth in this policy and/or does not request a hearing, then the Authority's action, inaction, or decision shall be considered final on part of NRHA. Failure of a complainant to request a hearing does not constitute a waiver of his/her right to contest the Authority in an appropriate judicial proceeding.

For all aspects of the grievance and appeals process, a disabled person shall be provided reasonable accommodation to the extent necessary to provide the disabled person with an opportunity to use the grievance procedures equal to a non-disabled person.

The current Grievance Procedure for public housing is located in the Admissions and Continued Occupancy Policy, chapter 13. The current grievance procedure for Housing Choice Voucher is located in the Administrative Plan, chapter 19 (Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD). Both Grievance Procedures will be reviewed in the upcoming year.

6. **Designated Housing for Elderly only and designated housing for Disabled Families only. With respect to public housing shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.**

Designation of Public Housing Activity Description
1a. Development name: **Franklin Arms** 1b. Development (project) number: **VA006-025, 100 units**
2. Designation type Occupancy by only the elderly [X] 55+ years of age Occupancy by families with disabilities [ ] Occupancy by only elderly families and families with disabilities [ ]
3. Application status (select one) Approved; included in the PHA's Designation Plan [X] 10-28-2008 Submitted, pending approval [ ] Planned application [ ]

Note: NRHA will pursue building a senior complex in Grandy Village (Project 6-8) in the future. At that time, NRHA will seek to designate that community for occupancy by persons 55 years of age or older (near elderly).

7. **Community Service and Self-Sufficiency. A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (Note: applies to public housing only).**

NRHA's policy and procedures for community service and self-sufficiency can be found in the Admissions and Continued Occupancy Policy, chapter 15 (Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD).

8. **Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (1) A description of the need for measures to ensure the safety of public housing residents; (2) A description of any crime prevention activities conducted or to be conducted by the PHA; and (3) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.**

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NRHA conducts surveys both formally and informally of residents and other stakeholders. The surveys have identified issues and concerns indicating a need to continue providing security services, redirect resources, develop plans to curtail activities, and other relevant concerns.

NRHA will implement the following actions:

- Continue partnership with the Norfolk Police Department (NPD).
- Implement crime prevention through environmental design strategies.
- Target crime prevention activities to at-risk youth, adults, or seniors.
- Continue and expand the volunteer resident patrol program.
- Develop a block watch program.
- Implement security surveillance cameras throughout the family and midrise developments;
- Continue to utilize community resource officers (police officers) throughout the family developments; contract security officers are assigned to the midrise developments.

As we continue to redevelop our communities new policing strategies will be employed. The Norfolk Police Department continues to be a critical piece in addressing safety in our public housing communities. A Memorandum of Understanding (MOU) is updated annually to continue the strong working relationship NRHA has had with the NPD for the past 20 years or more.

9. Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

NRHA's policy and procedures allow for the ownership of pets in elderly and disabled units as well as in family units, and ensures that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. NRHA has established reasonable rules governing the keeping of common household pets. Nothing in NRHA's policy or the dwelling lease limits or impairs the right of persons with disabilities to own animals that are considered a disability service animal

The policy and procedure for Pets is in the Admission and Continued Occupancy Policy, chapter 10 (Referenced chapters are displayed in NRHA offices at 910 Ballentine Boulevard and 201 Granby Street and provided to HUD).

10. Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

NRHA has examined its programs and proposed programs and found no impediments to fair housing choice within those programs. Further, NRHA annual plan is consistent with the City of Norfolk's Consolidated Plan.

11. Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

See "Audit Report Dated June 30, 2008" Attachment 2.

12. Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency,

including how the agency will plan for the long term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

NRHA is carrying out asset management functions for the public housing inventory of the agency by monitoring development-based financial reports and key property management indicators on a monthly basis. Site visits are conducted and reports are provided by NRHA's property management staff monthly on activities occurring at the development. A comprehensive stock assessment conducted in 2006 is utilized to develop long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for each community.

13. **Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.**

Coordinated efforts with internal and external partners will be aggressive in identifying victims of domestic-related offenses as well as ongoing education on prevention and identification of domestic-related crimes in both the public housing and HCV/Section 8 programs. Strategies include immediate response from staff in partnership with NPD Community Resource Officers (CROs) to reduce incidents and additional injury or property damage to the victim. Other strategies include providing written notification to Section 8 landlords, including dissemination of VAWA Act information in landlord and tenant briefings, and distribution of pamphlets describing the program's purpose. Staff has been instructed to interview all reported victims (both formal and informal reports) of domestic-related crimes and forward results to Security Programs Manager for intervention (e.g., banning of alleged perpetrator if applicable and referral for services). Certification data will be maintained by the Security Programs Manager. Twenty-eight clients received services during the 2008 annual reporting period. During the 2009 annual reporting period, 11 clients were serviced.

14. **Hope VI, Mixed-Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** ***Include statements related to these programs as applicable.***

NRHA intends to transform all NRHA properties into sustainable mixed-income communities over the next two to three decades, with dramatically enhanced physical and social environments, and providing one-for-one replacement of all demolished housing units with either new/refurbished assisted housing units or rental assistance for available private apartments.

The Authority has put into place a Housing Reinvention team to assist in planning, resource development and implementation of mixed-finance transactions to achieve the transformation of its assisted housing communities. The range of strategies aimed at transforming the physical environment will include but not be limited to: modernization of housing units; enhancements to open space and infrastructure; improvements to accessibility; demolition of selected units and construction of new units; introduction of market rate and for-sale units; acquisition and development of new units within or outside NRHA properties; and complete redevelopment. Strategies to transform the social environment will include: enhanced partnerships to provide for supportive services and workforce development; clearly articulated lease modifications and enforcement to ensure working households and productive behaviors; and improved marketing and customer service to attract a broader, more diverse demographic mix of new applicants. Financing strategies will include: the pursuit of Federal,

State and local grants; utilization of tax credit equity for low income housing, historic properties and new markets; public and private debt; and exploration of conversions between traditional public housing funding, Project-based Section 8 and Housing Choice vouchers.

During the next five years, the Authority will continue pursue of the following initiatives:

- In 2010, NRHA will complete renovation of 253 units and construction of a 15,000 square foot learning center in Grandy Village. The Authority will continue revitalization efforts at Grandy Village by elevating a portion of the site to allow future development of new housing units. A demolition application may be submitted to allow for development of a new senior building and family units. The Authority may request permission to demolish seven buildings (42 units) in 2011 so that the installation of infrastructure supporting new units may proceed.

- A reservation for four percent LIHTC equity and bond financing may be sought in 2010 for Oakleaf Forest. The interior and exterior improvements in Oakleaf Forest may proceed, pending sufficient tax credit financing.

- NRHA is awaiting approval from HUD for demolition of Moton Circle (all 138 units and one non residential building) and will apply for HOPE VI and/or other Federal grants to leverage with LIHTC financing to rebuild a mixed-income community on the Moton site.

- NRHA plans to pursue tax credit financing and/or bond financing for renovations to Diggs Town (422 units) in 2013.

- The Authority will pursue the development of new affordable units within and outside its properties in a manner that fosters sustainable mixed-income communities.

- In the coming year, the Authority will complete close-out activities relating to the Broad Creek HOPE VI project on the former sites of the Bowling Green, Roberts Village, and Roberts Village East communities.

The City of Norfolk has engaged in a strategic planning process to redevelop the St. Paul's Quadrant area of downtown Norfolk, which includes the Tidewater Gardens assisted housing community. The Norfolk Department of City Planning has shared a draft vision for St. Paul's Quadrant with the NRHA Board of Commissioners. The vision includes new homes, retail stores, open space, new streets and other improvements. If pursued, the redevelopment effort would be one of the largest building efforts in the City's history. An effort of this magnitude is a complex and expensive undertaking that would require many years of implementation, including the participation of citizens, public regulatory agencies and private investors. The City of Norfolk is overseeing the initiative and is diligently moving forward with an inclusive visioning process. It is emphasized that, to date, the City has not made a formal commitment of funds to make the vision a reality. Commitments for funding strategies and timetables for implementation would be a part of the next step of the process: the creation of the development plan. The City of Norfolk appointed a 17 member advisory committee, including representatives from the Tidewater Gardens TMC, as well as churches and property owners in the area, to participate in creating the development plan. Meetings of the advisory committee have been held since September 2009 and are continuing through the spring of 2010. In the event that redevelopment of Tidewater Gardens is pursued, the initiative will require an amendment to the Authority's Annual and Five-Year Plans.

The Authority plans to evaluate the feasibility of converting its existing assisted midrise developments to project-based Section 8 vouchers and/or pursuing mixed-finance modernization of these senior and disabled serving communities. This effort could include

new construction of non-public housing units that would remain affordable to low- and moderate-income households.

Replacement Housing Fund Plan (RHF)

NRHA will pursue the construction of new public housing units using accumulated first increment replacement housing factor funds leveraged with public and private sources.

First increment RHF grant funds to be used in Grandy Village and the redevelopment of Moton Circle family units include: Grant VA36R006501-06 ($245,963); RHF Grant VA36R006501-07 ($389,203); RHF Grant VA36R006501-08 ($806,557); RHF Grant VA36R006501-09 ($795,277) and VA36R006502-09 ($348,747). These grants combined result in a total of $2,585,747. In addition, NRHA projects another $1,055,000 may be available from future RHF first increment grants in 2010 and 2011.

Any balance of remaining First Increment RHF funds received to date, along with future RHF grant funding, will be accumulated and used for the potential redevelopment of the Authority's existing public housing communities under mixed-finance development proposals. Additional acquisitions of vacant land/or other existing rental properties, adjacent to current public housing sites may also be initiated, subject to submission and approval by HUD of the appropriate development proposals.

Demolition/Disposition Activity

Assisted housing projects where demolition or disposition activity is anticipated during the next five years are identified in the summary boxes below:

Demolition/Disposition Activity Description
1a. Development name: **Grandy Village** 1b. Development (project) number: **VA006-08**
2. Activity type: Demolition – **Seven to nine buildings with 42 to 56 residential units to be requested to support construction of new units, possibly more in the future** Disposition – **Land for the mixed-finance development of new senior and family apartments**
3. Application status - **Planned applications**
4. Date application approved, submitted, or planned for submission: **05/01/2011**
5. Number of units affected: **Demolition of 42 to 56 units; construction of 40 to 44 units**
6. Coverage of action – **Part of the development**
7. Timeline for activity: a. Actual or projected start date of activity: **03/01/2012** b. Projected end date of activity: **04/30/2014**

Demolition/Disposition Activity Description
1a. Development name: **Moton Circle** 1b. Development (project) number: **VA006-05**
2. Activity type: Demolition - **138 residential units have been requested for demolition** Disposition – **Cleared land to be disposed to one or more entities to develop new mixed-income community**
3. Application status – **Pending application approval**
4. Date application approved, submitted, or planned for submission: **submitted 08/13/2009**
5. Number of units affected: **Demolition of 138 units; redevelopment housing mix to be determined**
6. Coverage of action - **Total redevelopment**
7. Timeline for activity: a. Relocation activity: **Start: 06/01/2010 End: 11/1/2010** b. Demolition activity: **Start: 12/01/2010 End: 06/1/2011**

Demolition/Disposition Activity Description
1a. Development name: **Oakleaf Forest** 1b. Development (project) number: **VA006-12**
2. Activity type: Demolition – **One non-residential structure (approved in March 2010)** Disposition **– 257 residential units and land to be requested for approval for the purpose of a mixed-finance renovation**. **Approximately 6 units would be taken out of service as the result of consolidation to produce additional accessible units**
3. Application status - **Planned application**
4. Date application approved, submitted, or planned for submission: **10/1/2010**
5. Number of units affected: **257 units, possibly in two components**
6. Coverage of action - **Total development**
7. Timeline for activity: a. Actual or projected start date of activity: **02/01/2011** b. Projected end date of activity: **01/01/2013**

Demolition/Disposition Activity Description
1a. Development name: **Diggs Town** 1b. Development (project) number: **VA006-06**
2. Activity type: Demolition – **To be determined** Disposition – **422 residential units and land to be requested for approval for the purpose of a mixed-finance renovation**
3. Application status - **Planned application**
4. Date application approved, submitted, or planned for submission: **10/01/2012**
5. Number of units affected: **422 units, in two to three components**
6. Coverage of action - **Total development**
7. Timeline for activity: a. Actual or projected start date of activity: **02/01/2013** b. Projected end date of activity: **01/01/2016**

Conversion of Public Housing

NRHA does not have any developments or portions of developments that have been identified by HUD or NRHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act. NRHA will not convert any of its public housing developments.

Homeownership Programs

NRHA will implement a Section 8 Homeownership Program. The program will be limited to 25 participants, five clients per year for five years. Participants will be required to participate in the

Family Self-Sufficiency (FSS) program, have a minimum required income and receive a positive landlord recommendation. The program was placed on hold due to uncertainty of funding. New regulatory changes have been included in the policy.

NRHA has a FSS Scattered-Site Homeownership program (VA 36-P-006-24) that was approved by HUD on 7/5/92 under the 5(h) program. Currently NRHA has 17 3-bedroom units remaining to be sold. Two units were sold in 2009. A proposed amendment to the FSS scattered site housing program will be submitted to HUD to allow the program to be discontinued upon the completion of sales of the remaining units to public housing residents.

Aforementioned efforts to revitalize public housing communities may include the construction of new affordable homeownership units as well as the provision of assistance to low and moderate income homebuyers.

Project-based Vouchers

Under the HUD Asset Management Model, NRHA's elderly midrise complexes are not financially sustainable because insufficient Annual Contract Contribution (ACC) subsidy is received from HUD to support their operations. NRHA is currently evaluating options for restructuring the properties, possibly converting the four midrise complexes (Partrea Apartments with 114 units, Hunter Square Apartments with 91 units, Bobbitt Apartments with 84 units, and Sykes Apartments with 84 units) to Project-based Section 8.

Capital Improvements.

See "Capital Improvements and Fund Programs," Attachment 3.

Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report,* form HUD-50075.1, for each current and open CFP grant and CFFP financing.

See "Capital Improvements and Fund Programs," Attachment 3.

Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan,* 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.

See "Capital Improvements and Fund Programs," Attachment 3.

Capital Fund Financing Program (CFFP).

☐ 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.

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 based on the City of Norfolk's Consolidated Plan

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	**Overall**	**Affordability**	**Supply**	**Quality**	**Accessibility**	**Size**	**Location**
Income <= 30% of AMI	12,109	4	4	4	5	3	4
Income >30% but <=50% of AMI	8,904	4	2	3	4	3	3
Income >50% but <80% of AMI	11,096	2	1	2	2	2	2
Elderly	4,407	4	3	3	3	2	2
Families with Disabilities *	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – White	18,620	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Black	24,170	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Hispanic	1,662	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Native American	204	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity – Asian	1,115	N/A	N/A	N/A	N/A	N/A	N/A

Note: 5 indicates greatest and 1 indicates least needed

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Housing Needs of Families on the Waiting List			
Waiting list type: (select one) **X Section 8 tenant-based assistance as of 04/07/2010** Public Housing Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
Family Type	**Number of Families**	**Percent of Total Families**	**Annual Turnover**
Waiting list total	**259**		**150**
Extremely low-income <=30% AMI	**142**	**54.83%**	
Very low-income (>30% but <=50% AMI)	**101**	**39.00%**	
Low-income (>50% but <80% AMI)	**16**	**6.17%**	
Families with children	**185**	**71.35%**	
Elderly families	**9**	**3.47%**	
Families with Disabilities	**17**	**6.56%**	
Race – Black/African American	**249**	**96.14%**	
Race – American Indian/Alaska Native	**1**	**0.39%**	
Race – Asian	**0**	**0.00%**	
Race – Native Hawaiian/Other Pacific Islands	**2**	**0.77%**	
Race – White	**5**	**1.93%**	
Race - Not assigned	**2**	**0.77%**	
Ethnicity – Hispanic or Latino	**4**	**1.54%**	
Ethnicity – Not Hispanic or Latino	**253**	**97.68%**	
Ethnicity – Not Assigned	**2**	**0.77%**	
Is the waiting list closed (select one)? **Yes**. If yes: How long has it been closed (# of months)? **Since October 2006, or 43 months**. Does the PHA expect to reopen the list in the PHA Plan year? **Yes, possibly prior to July 1, 2010**. Does the PHA permit specific categories of families onto the waiting list, even if generally closed? **No**.			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) Section 8 tenant-based assistance **X Public Housing as of 04/07/2010** Combined Section 8 and Public Housing Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
Family Type	**Number of Families**	**Percent of Total Families**	**Annual Turnover**
Waiting list total	**774**		**420**
Extremely low-income <=30% AMI	**658**	**85.01%**	
Very low-income (>30% but <=50% AMI)	**99**	**12.79%**	
Low-income (>50% but <80% AMI)	**14**	**1.81%**	
Families with children	**433**	**55.94%**	
Elderly families	**49**	**6.33%**	
Families with Disabilities	**138**	**17.83%**	
Race – Black/African American	**733**	**94.71%**	
Race – American Indian/Alaska Native	**2**	**0.26%**	
Race – Asian	**1**	**0.13%**	
Race – Native Hawaiian/Other Pacific Islands	**11**	**1.42%**	
Race – White	**19**	**2.45%**	
Race - Not assigned	**8**	**1.03%**	
Ethnicity – Hispanic or Latino	**23**	**2.98%**	
Ethnicity – Not Hispanic or Latino	**743**	**95.99%**	
Ethnicity – Not Assigned	**8**	**1.03%**	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	**333**	**43.02%**	**90**
2 BR	**101**	**13.05%**	**178**
3 BR	**224**	**28.94%**	**115**
4 BR	**86**	**1.11%**	**34**
5 BR	**1**	**0.13%**	**3**
5+ BR	**0**	**0.00%**	**0**
Is the waiting list closed (select one)? **Yes**. If yes: How long has it been closed (# of months)? **Prior to December 22, 2009, the Public Housing Waiting List had been closed for 24 months. The Waiting List was opened in January 2010 through March 2010 for all bedroom sizes. During this period, NRHA received 2,328 applications, which were not entered into the applicable database at the time of this publication.** Does the PHA expect to reopen the list in the PHA Plan year? **No**. Does the PHA permit specific categories of families onto the waiting list, even if generally closed? **No**.			

Additional Information: Describe the following, as well as any additional information HUD has requested.

(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.

ACCOMPLISHMENTS

FIVE-YEAR GOALS

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- **Apply for additional rental and special purpose vouchers as made available by HUD.** Applied for 75 Family Unification Vouchers in partnership with the Department of Human Services. NRHA received 35 Veterans Affairs Supportive Housing (VASH) vouchers 9/2009.
- **Leverage private and/or other public funds to develop mixed-income communities. Resources may include low-income housing tax credits, new market tax credits; replacement housing factor funds, etc.** Applied for LIHTC for Oakleaf Forest renovation; plan to pursue HOPE VI/Choice Neighborhoods grant funding for redevelopment of Moton Circle; and currently working on development plan for Grandy Village.
- **Seek partnerships with entities to further the goal of creating additional housing opportunities.** Through disposition agreement, NRHA provided land and technical assistance to the Retirement Housing Foundation for the 40-unit expansion of assisted senior rental units under the HUD Section 202 program in the Lambert's Point community. Continuing to promote programs that support additional housing opportunities with public and private partners.
- **Acquire or build 100 units.** Pursuing the development of new units at Grandy Village and Moton Circle including 60+ senior and additional family units.
- **Pursue units and/or developments located throughout the city of Norfolk, particularly in non-impacted areas.** Evaluating potential expansion of existing sites and acquisition of new sites.
- **Apply for multifamily SPARC rental housing funding.** Evaluating program requirements and feasibility.
- **Work closely with other entities, to include local government, to create incentives to expand the supply of affordable housing.** Participating on City of Norfolk Low-Income Housing Tax Credit Application review committee. NRHA is an active member of Norfolk Homeless Consortium. NRHA maintains contacts with private property managers and developers.
- **Explore, develop and acquire (if feasible) assisted housing in other locations throughout the City in an effort to decrease concentration of low-income persons and to have more mixed-income communities.** NRHA is currently evaluating potential expansions of existing sites and acquisition of new sites.

Goal 2: Improve the quality of assisted housing.

Objectives:

- **Continue to work toward achieving high performer status through ongoing monitoring and review of key property management indicators.** Two Asset Zone Manager positions were established to monitor, coordinate, and oversee the asset management activities at each community. Report cards for each community were utilized to provide monthly grade in

key management indicators. NRHA received its latest Public Housing Assessment System (PHAS) score of 99 for FY09 – standard performance.

- **Maintain high performer status for the Housing Choice Voucher program.** The HCV/Section 8 program received an assessment score of 99, which resulted in the program being designated as a high performer.
- **Provide ongoing staff training on performance and revised duties as it relates to increasing efficiency in rent collections, rent calculations, verification, performance standards (PHAS) and monitoring.** Twenty-four training opportunities were conducted for property management staff (Property Managers, Community Administrative Specialists, maintenance staff, Resident Services Specialists, Elderly Services Specialists, Asset Zone Managers, Analysis and Reporting Specialists, and the Property Management Director). Training was provided for customer service, disability awareness, NRHA security policy, ECS Elite software, ECS Flex software, managing maintenance, HUD EIVS–2, eligibility, fair housing, Uniformed Physical Conditions System (UPCS), denials and terminations, project-based accounting, PHAS, assets and asset income, aging in place, LIHTC, HUD asset management, grievance hearings, aging in America ASA-NCOA, community forum on aging, reasonable accommodation, Virginia Association of Housing and Community Development Organizations (VAHCDO) Summer Conference, and community services.
- **Concentrate on efforts to improve specific management functions (lease enforcement, unit inspections, rent calculation and file set-up).** A series of in-house training was provided to property management staff to focus on lease enforcement and rent calculations. On-site reviews are now performed to review file set-up, rent calculations, and unit inspections. Management performance improvements in rent calculation included training to staff in ECS Elite software, EIVS, eligibility, and assets and asset income. File audits are performed regularly with review of findings with on site staff. Training was provided to improve maintenance. Training was provided to improve management performance in American with Disabilities Act (ADA) requirements; training included disability awareness, fair housing, and reasonable accommodation.
- **Develop a team to revise the existing plan for the eradication of roach infestation. The team will include a member from the Resident Advisory Board, tenants-at-large, staff from Client Services, Property Management and Facilities Management.** Team formed in January 2010 and began meeting in February 2010.
- **Renovate or modernize public housing units in Oakleaf Forest, Grandy Village and Diggs Town.** Submitted 9 percent LIHTC application for Oakleaf Forest. Submitted ARRA grant requests for Grandy Village and Oakleaf Forest. However, projects were not funded. Currently pursuing alternatives.
- **Continue to participate in the City of Norfolk's strategic planning process to redevelop the downtown area of Norfolk, St. Paul Quadrant, which includes Tidewater Gardens.** NRHA participates in the process, attends monthly meetings.
- **Conduct a comprehensive assessment of entire portfolio, paying close attention to the developments that have not been renovated to determine feasibility of redeveloping, disposition or total demolition.** Conducting regular housing planning meetings with NRHA Housing Operations department managers and NRHA Housing Reinvention staff, focusing on physical, financial, and social factors. Soliciting third-party contracting team to conduct a portfolio needs assessment of all NRHA owned housing communities.
- **Provide a one for one replacement of public housing units. Strategies may include designating some units in conventional housing complexes as replacement units, building new units and/or applying for additional housing choice vouchers. Special attention will be given to housing type, location, long term viability and fundability.** Pursuing development of new units at Grandy Village, redevelopment of Moton Circle. Will achieve one-for-one replacement with development of new units and new vouchers through demolition process. Obtained NRHA Board of Commissioners commitment to provide new units for all Moton Circle residents who wish to return and eligible based on return criteria.

Goal 3: Increase assisted housing choices.

Objectives:

- **Provide voucher mobility counseling for new move-in, transfer, and port-in clients.** Conducted during every voucher briefing session.
- **Conduct outreach efforts to potential voucher landlords.** Monthly landlord workshops are held for new and existing landlords.
- **Implement voucher homeownership program to provide housing opportunities for 25 participants.** The HCV Homeownership plan is being updated to include the most recent regulatory changes.
- **Continue to implement public housing homeownership program***.* Selling scattered-site units to eligible public housing residents. Two units were sold in 2009.
- **Work with other entities to create homeownership opportunities.** NRHA working with Habitat for Humanity and the City of Norfolk to create additional homeownership opportunities.
- **Seek vouchers for replacement of units as requested by residents being displaced.** Relocation vouchers for Moton Circle were requested as part of the Demolition Application that was submitted to HUD in August 2009.

Goal 4: Improve community quality of life and economic vitality.

Objectives:

- **Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments.** Marketing efforts have been enhanced at Grandy Village to highlight recent renovations and attract a more diverse income mix of applicants. In addition, changes are being made to Grandy Village leases to require able-bodied household members between the ages of 18 and 65 to be employed.
- **Implement public housing security improvements***.* NRHA's Security Programs section has assisted in the preparation of security and emergency preparedness plans. In addition, two Security Programs Coordinators have been placed; they administer crime prevention initiatives within the agency including but not limited to the planning and implementing of educational, intervention, and mentoring programs for youth. NRHA Security Program staff is researching the possible uses of a security camera surveillance system at NRHA. Evidence suggests that a proactively monitored camera system has the potential to enhance security, add to livability of communities, and increase the value of NRHA properties.
- **Identify and prioritize the services that can be sustained by NRHA***.* NRHA has identified resident employability and self-sufficiency programs as key service programs that should be sustained for the benefit of residents.
- **Identify, develop and acquire revenue producing properties (e.g., Mission College, Oakmont North, Merrimack Landing).** Evaluating potential expansions of existing sites and acquisition of new sites.
- **Explore and if feasible implement property management and housing services for the military.** Maintaining contact with local military leadership regarding housing needs, including existing NRHA-owned housing communities and potential development on cleared NRHA land.
- **Pursue urban development partnerships with related entities to enhance both the physical and social environment of our communities.** Continuing efforts to partner with federal, state and local partners, including the City of Norfolk, Virginia Housing Development Authority (VHDA), Virginia Department of Housing and Community Development, Virginia Department of Forestry, and HRT to provide for social and physical enhancements to NRHA owned housing communities.

- **Expand the endowment with private contributions to support youth and social services to build upon the success of previous grants.** An endowment plan for former residents of Bowling Green and Roberts Village is being developed and will be submitted to HUD in the first quarter of 2010.
- **Explore the feasibility to develop entities to attract alternative sources of capital and to generate fee/investment income.** NRHA continues to work with entities such as Hampton Roads Ventures (HRV) to generate new resources that can be devoted to meeting community expectations for service levels that are not supported by routine funding mechanisms. This effort includes pursuit of partnerships and the possible creation of new entities that would qualify for funding or equity generated through the use of Low Income Housing Tax Credits and New Markets Tax Credits.
- **Identify and aggressively pursue public and private grant opportunities to achieve the mission.** Submitted LIHTC applications; assessed feasibility of 2009 HOPE VI application for Moton Circle; submitted American Reinvestment Recovery Act competitive grant applications for several public housing communities; and submitted competitive grant application for FSS program.

Goal 5: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- **The Client Services' Workforce Development component will continue to expand its focus to include pre-employment assessment training and placement for residents in the Public housing and Housing Choice Voucher programs.** The workforce development staff and the FSS staff continue to work with both public housing and HCV participants requiring services. Over 300 residents have received services.
- **Provide or attract supportive services to improve assistance recipients' employability.** The Workforce Development Academy conducts 12-week sessions for those interested in seeking employment. NRHA also participated in a pilot program with the National Institute of Health to provide a community health initiative. The program uses residents to give information to other residents on preventable diseases such as diabetes, obesity, high blood pressure, heart disease, and other health conditions. The program lasts for 12 weeks. Sixteen residents participated in the program and graduated. Participants were provided a stipend.
- **Provide or attract supportive services to increase independence for the elderly or families with disabilities.** Efforts are ongoing.
- **Develop or coordinate education and training programs that will assist residents in becoming self-sufficient.** Resources will be targeted through resident services programs on employment, training and increasing skills. The Workforce Development Academy conducts 12 week sessions for those interested in seeking employment. NRHA also participated in a pilot program with the National Institute of Health to provide a community health initiative. The program uses residents to give information to other residents on preventable diseases such as diabetes, obesity, high blood pressure, heart disease, and other health conditions. The 12-week program provided participants with a stipend. Sixteen residents participated in the program and graduated.
- **Increase the rental revenue in public housing family communities.** Monthly reporting requirements for families reporting no or very low income. Quarterly reexaminations also performed until stable income received. The rental revenue increased 4.27 percent from January 2008 to January 2009.

Goal 6: Ensure Equal Opportunity in Housing for all Americans.

Objectives:

- **Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.** NRHA complies with all applicable statutory and regulatory policies relating to discrimination against age, race, color, familial status, disabilities, national origin, and religion.
- **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.** Efforts are ongoing.
- **Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.** Efforts ongoing.
- **Affirmatively market to races/ethnicities shown to have disproportionate housing needs.** Efforts are ongoing.
- **Affirmatively market to local non-profit agencies that assist families with disabilities.** Efforts are ongoing.
- **Market the section 8 program to owners outside of areas of poverty /minority concentrations.** NRHA continues to exceed this goal. Over 43 percent of the new admissions located housing in low poverty areas. On an average of 300 apartments and town homes are available. Monthly landlord workshops for new and existing landlords continue.
- **Seek designation of public housing for the elderly.** NRHA plans to seek designation of new senior housing at Moton Circle and Grandy Village to be developed for those 55 years of age and older.
- **Apply for special-purpose vouchers targeted to the elderly and families with disabilities.** NRHA received 35 VASH vouchers effective September 2009.
- **Build broad political support for our mission among our stakeholders.** Board briefings, met with residents, representative from adjacent communities, City Council members, and other interested parties on activities.
- **Be actively involved in professional organizations and governmental boards.** Participated in and sponsored events coordinated with VAHCDO, National Association of Housing and Redevelopment Officials (NAHRO), and the Virginia Governor's Housing Conference.
- **Align internal and external communications and policies to the mission, improve customer and stakeholder perceptions of NRHA to become the premier provider of housing and redevelopment services.** Implemented new NRHA publication called, Neighborhood Patterns. Provided for enhanced resident and client participation in five-year and annual plan development.
- **Create positive awareness of NRHA activities and achievements with target audiences.** Continued awards and recognition efforts; in receipt of four NAHRO awards in 2008 and an award for the "Most Creative Campaign" of 2008 by the League of American Professionals for the marketing of revitalization efforts in Grandy Village.

Goal 7: Improve energy efficiency in public housing.

Objectives:

- **Study and if feasible implement an Energy Performance Contract to fund energy conservation measures and reduce energy consumption in public housing.** An Energy Performance Contract Request for Proposal (RFP) was advertised July 12, 2009. NRHA received six proposals by the deadline of September 18, 2009. Four firms were selected for follow-up interviews held on November 23, 2009. The firm that is selected will conduct an energy audit on all NRHA public housing properties. Based on the results of the audit, they

will either recommend energy saving measures that we can take or they will say there isn't that much more we can do. If there are measures to be taken, the selected firm will install the measures and NRHA will use the savings made by conserving energy to pay for the work. The selection process will be complete by December 1, 2009 and the energy audit will begin during January 2010.

- **Incorporate green initiatives in the operation and maintenance of public housing such as recycling, lighting, Energy Star appliances, cleaning products, paints and other materials, and the education of residents.** NRHA specifies energy efficient equipment and construction processes in all its capital fund projects. Energy Star appliances are required. Other energy saving measures and environmentally friendly construction procedures are incorporated in all NRHA projects as the budget allows. Recycling of materials is emphasized in the office and on the construction site. An effort to move toward recycling has been initiated in one public housing community.

2009 Annual Goals

Goal 1: Increase the availability of decent, safe and affordable housing.

Objectives:

- **Reduce public housing turn time to 25 days or less.** Average public housing unit turn time was reduced 57 percent from 68.49 days in FY08 to 29.31 days in FY09. As of December 28, 2009, vacant unit turn time is 17.76 days.
- **Respond to maintenance requests within 72 hours and complete all emergency requests within 24 hours.** Maintenance response times for routine resident work requests average 1.74 days and emergency work requests are completed 99.82 percent within 24 hours for the period of July 1, 2009.
- **Leverage private and/or other public funds to develop mixed-income communities.** Completing LIHTC project in Grandy Village. Submitted unsuccessful LIHTC application for Oakleaf Forest. NRHA will pursue LIHTC application for additional units at Grandy Village.

Goal 2: Improve the quality of assisted housing.

Objectives:

- **Develop a team to revise the existing plan for the eradication of roach infestation.** A team consisting of a member from the Resident Advisory Board, a staff person from both property management and facilities management was formed to review the current extermination program. The team discussed current practices, problems encountered by residents and staff and made changes to increase the number of units treated. The team will meet periodically to review the success of the revised extermination program.
- **Concentrate on efforts to improve specific management functions (lease enforcement, unit inspections, and rent calculations).** Management performance improvements in rent calculation – training provided with ECS Elite Software, EIVS, eligibility, assets and asset income. File audits performed regularly with review of findings with on site staff. Training provided to improve maintenance performance – Uniform Physical Conditions System and maintaining maintenance training. Training provided to improve management performance in ADA requirements – disability awareness, fair housing, and reasonable accommodation.
- **Renovate or modernize public housing units in Oakleaf Forest and Grandy Village.** Submitted 9 percent LIHTC application for Oakleaf Forest. Submitted ARRA grant requests for Grandy Village and Oakleaf Forest. Projects were not funded. Currently pursing alternatives.

- **Pursue demolition approval for Moton circle from HUD.** Submitted Demolition/Disposition application August 2009.
- **Develop a comprehensive plan to redevelop Moton Circle.** Pursuing HOPE VI or Choice Communities grant in 2010. Revised vision and plan for Moton Circle redevelopment application.
- **Continue to participate in the City of Norfolk's Strategic planning process to redevelop the downtown area of Norfolk, St. Paul Quadrant, which includes Tidewater Gardens.** The City of Norfolk appointed a seventeen member advisory committee, including representatives from the Tidewater Gardens TMC as well as churches and property owners in the area, to participate in the development plan's creation. The first was held in September 2009. Meetings will continue until May or June 2010. In the event redevelopment of Tidewater Gardens is pursued, the initiative will require an amendment to the Authority's Annual and Five-Year Plans. NRHA is participating in the process and attends monthly meetings.
- **Maintain current write-off rate at 5 percent or less.** Write offs have been maintained at 5 percent or less. Write-offs for the period of July 2008 through June 2009 were 2.73 percent of total tenant charges.
- **Increase customer satisfaction by surveying residents annually to help determine levels of customer satisfaction.** Customer service survey developed and implemented to assess the resident's satisfaction with Property Management. New resident surveys, maintenance and repair surveys, overall satisfaction surveys, and move-out surveys were distributed to 345 residents between October 2008 and June 2009. Eighty-three surveys were returned for a response ratio of 24 percent. New resident survey response rate was 27 percent with the following results: 100 percent were satisfied with the information provided at New Resident Orientation, 98 percent were satisfied with the on-site management staff, 86 percent felt that management provided information on rules, policies, and programs, 75 percent felt the condition of their unit was excellent or good upon move-in. Maintenance and repair survey response rate was 21 percent with the following results: 84 percent satisfied with repair process, 100 percent or emergency repairs completed within 24 hours, 87 percent of non-emergency work orders completed with 24 hours. The resident satisfaction survey response rate was 37 percent with the following results: 92 percent felt that the management staff was welcoming, responsive, and courteous, 89 percent felt that the staff communicated well, and 83 percent were satisfied with maintenance and repairs. Move-out survey response rate was 11 percent with the following results: 25 percent lived in housing more than 6 years, 75 percent lived in housing less than six years, 67 percent felt management was welcoming, responsive, and courteous, 76 percent felt management communicated, 63 percent felt the condition of their apartment was excellent or good, 72 percent were satisfied with maintenance and repairs.
- **Continue customer service training for staff.** Customer service training was provided in June 2008 for all property management staff.
- **Survey residents at move-in and move-out time to determine level of customer satisfaction with developments.** Customer service survey developed and implemented to assess the resident's satisfaction with Property Management. For the quarter July to October 2009, 21 new residents were distributed and 15 were returned for a response rate of 71 percent. 21 move-out surveys were distributed and 11 were returned with a response rate of 52 percent.
- **Include customers in planning and implementation of programs.** Meet regularly with Oakleaf Forest and Moton Circle residents regarding projects.
- **Implement a leadership development and training program for Tenant Management Corporations (TMC).** A comprehensive two-day training workshop for the Tenant Management Councils was conducted in May 2009.

Goal 3: Increase assisted housing choices.

Objectives:

- **Review current voucher payment standards to determine whether a reduction is warranted.** The payment standards for FY2011 were reduced from 110 percent to 100 percent of Fair Market Rents (FMRs). Program participants and landlords were notified.
- **Implement site-based waiting lists for all NRHA's public housing communities**. Applicants can pick up applications at the property management offices and select a site-specific community, up to three communities, or all communities. As part of the application purge process, applicants can select up to three communities where they prefer to live. Developing plans to allow applications to be placed at multiple Midrise locations.
- **Conduct an analysis to determine the feasibility of converting the 4 midrise complexes (Partrea, Hunter Square, Bobbitt, and Sykes Apartments) to project-based Section 8.** Under the HUD Asset Management Model, NRHA elderly midrise apartment complexes are not financially sustainable because insufficient ACC subsidy is received from HUD to support operations. NRHA is currently evaluating options for restructuring the properties while still serving our residents.
- **Seek vouchers for replacement of units as requested by residents being displaced.** Under the Moton Circle Demolition plan, vouchers were requested as part of the relocation plan.

Goal 4: Promote self-sufficiency and asset development of families and individuals.

Objectives:

- **Increase the number of assisted families in obtaining employment by 20 percent.** Three hundred and twenty-two residents (PH/HCV) became employed (July 2008-October 2009) which includes full time and part time positions and those that obtained other employment as a result of job loss. The Workforce Development staff and the FSS public housing and HCV staff continue to work with participants encouraging work requirements. The Workforce Development Academy conducts 12-week sessions for those interested in seeking employment.
- **Maintain agreements with various human services groups such as Opportunity Inc., Community Services Board, Tidewater Community College, Virginia Maritime Board, Norfolk Public Schools, Southeastern Tidewater Opportunity Project (STOP), Veteran's Administration, Norfolk State University, Section 3 contractors, Life Enrichment Center, YMCA, YWCA, Metropolitan Laboratories, Hampton Rapid Transit (HRT), Virginia Employment Commission (VEC), Alliant Human Services, faith-based organizations, Heart to Heart, Dress for Success, Department of Rehabilitation Services, Genesis Group, Old Dominion University, the Department of Human Services, and the two local advocacy agencies that serve disabled residents, the Endependence Center, Inc. and the City of Norfolk's Office to End Homelessness.** All MOUs with existing partners were maintained. A new MOU agreement with Alliant Human Services was executed during this period.
- **Maintain informal agreements with local businesses such as Tropical Smoothie, Givens Transportation and Warehouse Inc., Tidewater Community College (all campuses), Print Pak, Catalina Cylinders, Headway Employment Services (Hampton and Newport News), MacArthur Mall, Red Coat Janitorial Services, local Naval shipyards, and the City of Norfolk Parking Authority.** Efforts are ongoing.
- **Develop partnerships with local and regional business for job placement and training.** Partnerships with local workforce development partners are ongoing.
- **Develop agreements with the two local advocacy agencies that serve disabled residents, the Endependence Center, Inc. and the City of Norfolk's Office to End**

Homelessness. Both agreements will provide vouchers to assist in housing hard to service applicants. MOUs on hold until vouchers are made available through HUD.

Goal 5: Ensure equal opportunity in housing for all Americans.

Objectives:

- **Develop a transition plan for public housing based on Section 504 needs assessment.** NRHA has named a coordinator and established a committee consisting of staff and citizens to work on the 504 needs assessment. The following tasks have been completed: Notice of Discrimination written and disseminated; "Self-Evaluation Plan" drafted; and the HUD Voluntary Compliance Agreement of 1991 has been addressed in its entirety. The 504 Committee is currently working on physical accessibility checks on-site and at communities, submission of the self evaluation plan, and development of a transition plan. The 504 Committee meets monthly to work on the transition plan. Physical self-evaluation of public housing communities will be completed as part of a strategic capital plan service contract currently being developed.

Goal 6: Improve energy efficiency in public housing.

Objectives:

- **Study and if feasible implement an Energy Performance Contract to fund energy conservation measures and reduce energy consumption in public housing.** As part of its goal to improve the energy efficiency in public housing, NRHA researched the feasibility of procuring an EPC. Under an EPC, NRHA can pay for new, energy saving devices and equipment through the cost savings the new equipment provides. As part of its normal five-year energy audit completed in 2008, NRHA determined that it would be feasible to pursue an EPC. An RFP was developed and issued to qualified Energy Service Companies (ESCOs) on July 12, 2009. After a thorough evaluation the process the evaluation team selected AMERESCO, Inc. AMERESCO's first task will be to conduct a detailed, investment grade energy audit of NRHA's public housing stock. Based on the findings of that audit, AMERESCO will recommend specific energy saving steps to be taken in each neighborhood. AMERESCO will guarantee the calculated energy savings and will pay NRHA the difference between the calculated savings and the actual savings if a shortfall develops AMERESCO will begin the energy audit in the first quarter of 2010.
- **Incorporate green initiatives in the operation and maintenance of public housing such as recycling, lighting, Energy Star appliances, cleaning products, paints and other materials, and the education of residents.** NRHA specifies Energy Star materials such as appliances and windows for all of its capital projects. NRHA is currently building a new community center in Grandy Village utilizing energy saving processes and materials that is expected to earn the building a LEED Silver certification. LEED is a program run by the US Green Building Council that sets the standard for green construction in the US. NRHA has established a "Green Team" that is in the process of reviewing NRHA standard operating procedures for all aspects of operations, from paper recycling to the use of low volatile organic compounds for paint and cleaning materials. NRHA is also exploring the possibility of implementing alternative energy sources such as solar panels, geothermal, wells and wind power.

b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Substantial deviations or significant amendments or modifications are defined as follows:

(a) Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

(b) Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Exceptions to these items will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by NRHA.

c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance.

Not applicable.

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.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights).
(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only).
(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only).
(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only).
(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only).
(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
(g) Challenged Elements.
(h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only).
(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)

Note: Items (a) through (e) will be completed and included in the final plan submitted to HUD. Item (f), which is Attachment 5, contains a list of RAB members and comments from the Resident Forum. All comments will be included in the final plan submitted to HUD. Item (g), will be included in item (f). Items (h) and (i) can be found in Attachment 3.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information
Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory
Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

INDICATE WHETHER THIS SUBMISSION IS FOR AN ANNUAL AND FIVE-YEAR PLAN, ANNUAL PLAN ONLY, OR 5-YEAR PLAN ONLY.

4.0 PHA Consortia
Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan
Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan**.**

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families.

PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

(a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.

(b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central off ice of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures. Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1**) development name and number; **2**) designation type; **3**) application status; **4**) date the designation was approved, submitted, or planned for submission, and; **5**) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (**1) A**ny programs relating to services and amenities provided or offered to assisted families; (**2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

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

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities,

services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed-Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

Hope VI or Mixed-Finance Modernization or Development. 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed-Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm

(b) Demolition and/or Disposition. With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent **that approved and/or pending** demolition and/or disposition has changed.

(c) Conversion of Public Housing. With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/conversion.cfm

(d) Homeownership. A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

(e) Project-based Vouchers. If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

To submit the initial budget for a new grant or CFFP;

To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and

To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items,

modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;

2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and

3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm

Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a 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:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

(a) Progress in Meeting Mission and Goals. PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan**. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

(b) Significant Amendment and Substantial Deviation/Modification. PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* **(PHAs receiving CFP grants only)**

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* **(PHAs receiving CFP grants only)**

(d) Form SF-LLL, *Disclosure of Lobbying Activities* **(PHAs receiving CFP grants only)**

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* **(PHAs receiving CFP grants only)**

(f) Resident Advisory Board (RAB) comments.

(g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.

(h) Form HUD-50075.1**, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.1.

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* **(Must be attached electronically for PHAs receiving CFP grants only).** See instructions in 8.2.

HOUSING PROGRAMS
Projected Revenues and Uses

Projected Resources	Fiscal Year 2011
Capital Grant Program - HUD PHA Grants	$ 8,761,087
Capital Grant Program Stimulus - HUD PHA Grants	5,994,245
Capital Grant Program - HUD PHA Grants for Operations	1,200,000
Federally Aided Communities - HUD PHA Grants	16,225,228
Tenant Rent - Federally Aided Housing	10,123,583
Housing Choice Voucher - HUD PHA Grants	18,776,686
Housing Choice Voucher - HUD PHA Grants (Adm)	1,928,616
Housing Choice Voucher SRO - HUD PHA Grants	301,970
Housing Choice Voucher - SRO HUD PHA Grants (Adm)	59,254
ROSS (WorkForce Development Grant)	260,558
ROSS (PH Family Self Sufficiency Grant)	137,778
HRT Job Access/Reverse Commute Grant	94,567
City Grant	25,000
Appropriations from other Programs	873,190
Other Revenue- External Sources	100,396
Interest Income	221,945
Appropriation of Housing Choice Voucher Reserves	1,253,194
Appropriation of Housing Opportunity Reserves	162,125
United Way Endowment	400,000
Total Housing Program Resources	**66,899,422**

Projected Uses	
Federally Aided CommunitiesCapital Expenditures	$ 8,761,087
Federally Aided Communities Capital Expenditures (Stimulus)	5,994,245
Federally Aided Housing Programs	28,228,996
Housing Choice Voucher Payments	20,401,850
Housing Choice Voucher Program (Administration)	2,442,716
ROSS Grant WorkForce Development Grant	260,558
ROSS Grant PH Family Self Sufficiency Grant	137,778
Job Access/Reverse Commute Grant	94,567
Youth Workforce Grant	25,000
Homeownership Program	152,625
Community Supportive Services	400,000
Total Housing Programs Uses	**$ 66,899,422**

Projected Revenues	FY2010	FY2009	Change $	Change %
Capital Grant Program - HUD PHA Grants	$9,961,087	$8,285,331	$1,675,756	20.23%
Capital Grant Program Stimulus - HUD PHA Gra	$5,994,245	$0	$5,994,245	
Federally Aided Communities - HUD PHA Grants	$16,225,228	$13,855,965	$2,369,263	17.10%
Housing Choice Voucher - HUD PHA Grants	$18,776,686	$14,478,656	$4,298,030	29.69%
Housing Choice Voucher - HUD PHA Grants (Ad	$1,928,616	$1,835,094	$93,522	5.10%
Housing Choice Voucher SRO - HUD PHA Gran	$301,970	$0	$301,970	
Housing Choice Voucher - SRO HUD PHA Grar	$59,254	$0	$59,254	
HOPE VI Program- HUD PHA Grants	$528,527	$1,255,411	($726,884)	-57.90%
Park Terrace - HUD PHA Grants	$386,519	$322,099	$64,420	20.00%
Other Assisted Programs - HUD PHA Grants	$0	$0	$0	
ROSS (WorkForce Development Grant)	$260,558	$262,673	($2,115)	-0.81%
ROSS (PH Family Self Sufficiency Grant)	$137,778	$131,000	$6,778	5.17%
Job Access/Reverse Commute Grant	$94,567	$0	$94,567	
City Grant	$25,000	$70,000	($45,000)	-64.29%
Operating Receipts - Merrimack Landing	$3,672,542	$3,596,857	$75,685	2.10%
Appropriations from other Programs		$0	$0	
Appropriations from other Programs		$0	$0	
Operating Receipts - Federally Aided Housing	$10,123,583	$9,260,375	$863,208	9.32%
Operating Receipts - Oakmont North	$3,234,238	$3,306,301	($72,063)	-2.18%
Operating Receipts - Park Terrace	$265,556	$217,445	$48,111	22.13%
Interest Income	$353,357	901215	($547,858)	-60.79%
Project Development Fees	$619,091	$541,918	$77,173	14.24%
Other Revenue- External Sources	$653,059	$231,982	$421,077	181.51%
Working Fund Advance	$900,000	$407,000	$493,000	121.13%
Proceeds from property sales	$128,823	$146,648	($17,825)	-12.15%
Appropriation of Housing Choice Voucher Reser	$1,253,194	$4,192,544	($2,939,350)	-70.11%
Appropriation of Federally Aided Reserves	$49,836	$4,069,057	($4,019,221)	-98.78%
Appropriation of Merrimack	$902,690	$0	$902,690	
Transfer In Capital Fund Program	$1,200,000	$0	$1,200,000	
Appropriation of Housing Opportunity Reserves	$182,125	$505,568	($323,443)	-63.98%
Appropriation from other programs -Merrimack	$0	$0	$0	
Appropriation of Workforce Development Reserv	$0	$30,217	($30,217)	-100.00%
Total Projected Revenues	**$78,218,129**	**$67,903,356**		

Projected Expenditures			Change $	Change %
			$0	
Federally Aided Community's Capital Expenditur	$10,001,242	$8,285,331	$1,715,911	
Federally Aided Community's Capital Expenditur	$5,994,245	$0	$5,994,245	
Federally Aided Housing Programs	$28,278,832	$27,508,688	$770,144	2.80%
Housing Choice Voucher Payments	$20,401,850	$18,261,200	$2,140,650	11.72%
Housing Choice Voucher Program-Administratio	$2,442,716	$2,613,173	($170,457)	
Mission Development Construction Oversight		$74,539	($74,539)	
Merrimack Landing Property Management	$4,045,480	$3,394,659	$650,821	19.17%
Oakmont North Property Management	$3,448,972	$2,940,001	$508,971	17.31%

Park Terrace Property Management	$618,534	$509,501	$109,033	
Public Housing Re-Invention Program	$1,519,091	$948,918	$570,173	60.09%
BroadCreek	$657,350	$1,914,548	($1,257,198)	-65.67%
ROSS (WorkForce Development Grant)	$260,558	$262,673	($2,115)	
ROSS (PH Family Self Sufficiency Grant)	$137,778	$131,000	$6,778	5.17%
Job Access/Reverse Commute Grant	$94,567	$0	$94,567	
Youth Workforce Grant	$25,000	$125,217	($100,217)	
Homeownership Program	$182,125	$1,068	$181,057	
Total Projected Expenditures	$78,108,340	$0	$78,108,340	
Contributions to Reserves Merrimac		$270,549	($270,549)	-100.00%
Contributions to Oakmont	$46,248	$455,862	($409,614)	-89.85%
Contributions to Park Terrace	$63,541	$97,835	($34,294)	-35.05%
Total Housing Program Use	**##########**	**$67,794,762**	$88,531,707	130.59%
			$0	
Balance Used for Other for Non-Hsg Div. Purpos	$0	$0	$0	
Transfer to Development Division Opeations			$0	
Remaining Balance	$0	$0	$0	

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Basic Financial Statements and Supplementary Information

June 30, 2008

(With Independent Auditors' Reports Thereon)

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

	Exhibit	Page
Compliance Section:		
Schedule of Expenditures of Federal Awards	G-1	47
Notes to Schedule of Expenditures of Federal Awards	G-2	48
Schedule of Findings and Questioned Costs	G-3	49-54
Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards		55-56
Independent Auditors' Report on Compliance with Requirements Applicable to Each Major Program and on Internal Control over Compliance in Accordance with OMB Circular A-133		57-58

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In accordance with *Government Auditing Standards*, we have also issued our report dated March 31, 2009 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis on pages 3 through 16 and the Schedule of Funding Progress – VRS on page 39 are not a required part of the financial statements but are supplementary information required by U.S. generally accepted accounting principles. We have applied certain limited procedures, which consisted principally of inquiries of management, regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The information listed as supplementary information and the compliance section information in the accompanying table of contents, including the schedule of expenditures of federal awards as required by U.S. Office of Management and Budget Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*, is presented for purposes of additional analysis and is not a required part of the basic financial statements. The schedule of expenditures of federal awards has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The supplementary information section has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

KPMG LLP

March 31, 2009

- The formation of a new limited partnership occurred during the current year. The partnership interest (less debt) of Mission College Apartments, L.P. (MCA) was sold to create NRHA Mission College I L.P. (MCI). The new partnership relationship is presented as a blended component unit of the Authority; its $1.3 million in net assets is included in the primary government financial statements. See further discussion in the summary of significant accounting policies on page 22.
- The formation of a new limited partnership, NRHA Grandy Village, L.P. (GVLP), occurred during the current fiscal year; 253 existing housing units and 22 buildings under construction in our Grandy Village Community were sold to the new partnership. The new partnership relationship is presented as a blended component unit of the Authority; its $1.5 million in net assets is included in the primary government financial statements. See further discussion in the summary of significant accounting policies on page 23.

Authority Financial Statements

The Authority's mission focuses on the planning, design, construction, preservation, rehabilitation, financing, and management of housing, primarily for low- and moderate-income households, assisting in the revitalization of neighborhoods, and redevelopment of commercial and industrial areas in the City. As of June 30, 2008, the Authority owned over 4,600 residential units that are owned and leased to low-income families and individuals. Another 300 units, while not owned, were governed and partially funded through the Authority's contract with HUD. In addition, housing assistance was being paid to over 2,100 households under the Federal Housing Choice Voucher program for privately owned existing housing.

In view of this mission, the Authority's financial reporting objective focuses on the financial activities of the Authority as a whole.

Basic Financial Statements

The Authority is presenting its 2008 discussion and analysis based on the financial results of its enterprise programs in three basic financial statements – the statement of net assets; the statement of revenues, expenses and changes in net assets; and the statement of cash flows.

The statement of net assets (similar to a balance sheet) reports all financial and capital assets of the Authority and is presented in a format where assets equal liabilities plus net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating. Net assets are broken down into the following three categories.

- *Net assets invested in capital assets, net of related debt* consists of all capital assets net of accumulated depreciation, reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of these assets.
- *Restricted net assets* consists of assets that are restricted by constraints placed on the asset by external parties, such as, creditors, grantors, contributors, laws, or regulations reduced by liabilities payable from such assets.
- *Unrestricted net assets* consists of net assets that do not meet the definition of net assets invested in capital assets, net of related debt, or restricted net assets.

The statement of revenues, expenses and changes in net assets (similar to an income statement) includes operating revenues, such as tenant revenue; operating expenses, such as administrative, utilities, maintenance,

Condensed Financial Information

The following table reflects the condensed statement of net assets compared with the prior year. Total assets and liabilities of the Authority were approximately $250.2 million and $61.7 million, respectively; thus, total net assets were approximately $188.5 million at June 30, 2008.

Table 1

Condensed Statements of Net Assets

June 30, 2008 and 2007

(In millions)

Description		2008	2007	Change	Percentage change
Current assets:					
Cash and investments	$	44.5	53.2	(8.7)	(16)%
Assets held for sale		12.9	14.6	(1.7)	(12)
Noncurrent assets:					
Restricted cash		23.4	10.9	12.5	115
Capital assets, net		133.2	131.2	2.0	2
Other current and noncurrent assets		36.2	33.3	2.9	9
Total assets		250.2	243.2	7.0	3
Current liabilities		11.3	20.0	(8.7)	(44)
Noncurrent liabilities		50.4	56.2	(5.8)	(10)
Total liabilities		61.7	76.2	(14.5)	(19)
Net assets:					
Invested in capital assets, net of related debt		102.0	107.5	(5.5)	(5)
Restricted		31.4	25.7	5.7	22
Unrestricted		55.1	33.8	21.3	63
Total net assets	$	188.5	167.0	21.5	13%

Of the Authority's $250.2 million in assets, $133.2 million or 53% is invested in capital assets, net of accumulated depreciation, $67.9 million or 27% is cash, investments and restricted cash, $12.9 million or 5% is invested in assets held for sale, and $36.2 million or 15% is other current and noncurrent assets, of which $15.6 million or 6% is receivables due in 40 years (starting in 2042) related to the Broad Creek Renaissance mixed finance project and $7.5 million or 3% are receivables of the rehabilitation revolving loan fund.

Of the $61.7 million of liabilities, $39.8 million or 65% is debt, $11.0 million or 18% are amounts under the rehabilitation revolving loan program requiring reappropriation by another government before reuse; of the $10.9 million balance, 17% consists of various obligations of the Authority including tenant escrow deposit accounts, vested compensated absences and payments due to third parties for services.

The net asset balance of $188.5 million is the difference between the $250.2 million in assets and the $61.7 million in liabilities. Ideally, the breakout of the net assets balance allows financial statement users to identify resources that are available to finance the activities, programs, or projects with which they are most

Revenues, Expenses and Changes in Net Assets

The results of the Authority's operations are reported in the statement of revenues, expenses and changes in net assets. In 2008, the Authority realized an increase in net assets of $21.5 million. Table 2 below presents a condensed summary from the Authority's statement of revenues, expenses and changes in net assets.

Table 2

Summary of Statement of Revenues, Expenses and Changes in Net Assets

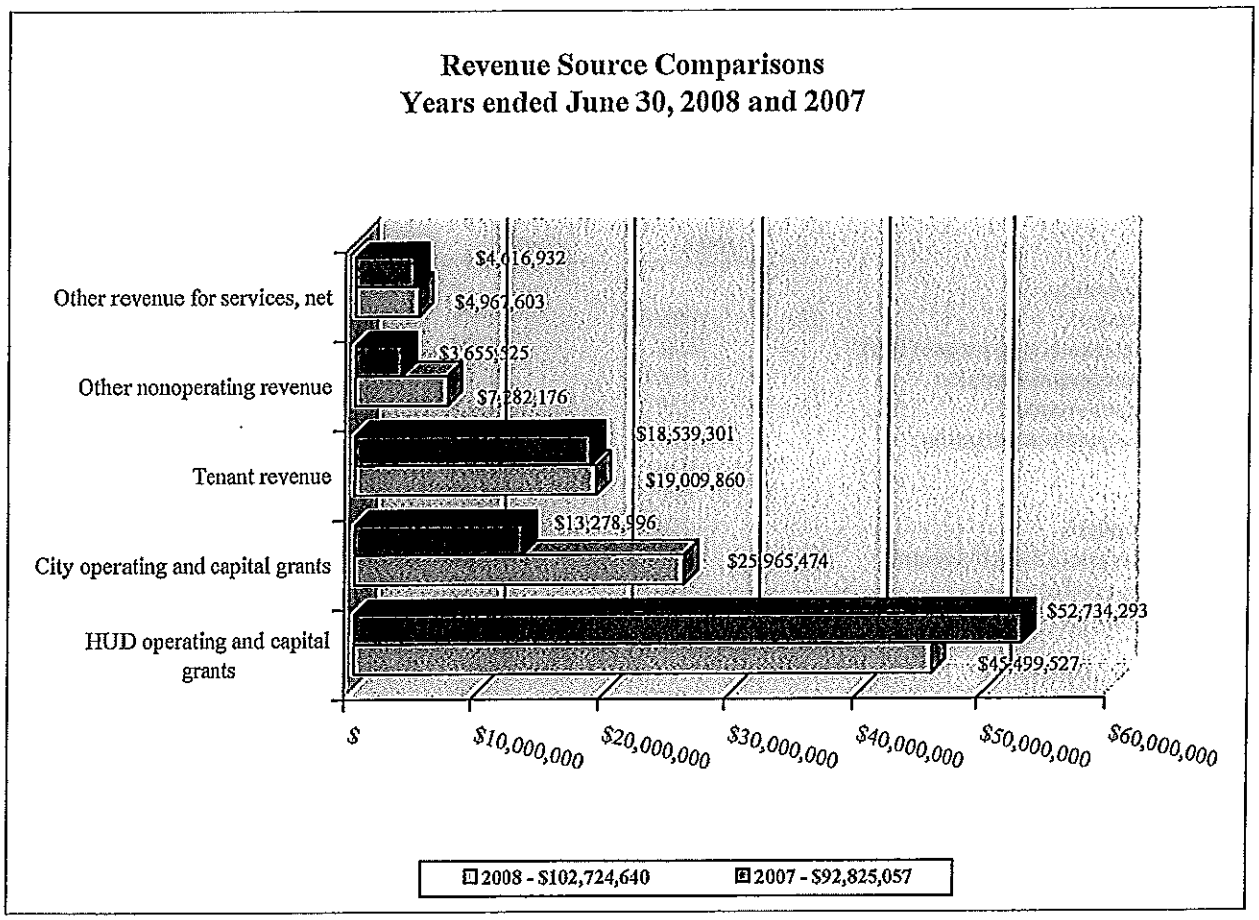
Years ended June 30, 2008 and 2007

(In millions)

Description	2008	2007	Change	Percentage change
Total operating revenues	$ 92.0	83.6	8.4	10%
Total operating expenses	79.0	77.4	1.6	2
Operating income	13.0	6.2	6.8	110
Total nonoperating revenues	4.4	3.6	0.8	22
Total nonoperating expenses	(2.2)	(18.4)	16.2	(88)
Total nonoperating income (expenses), net	2.2	(14.8)	17.0	(115)
Income (loss) before capital grants and contributions	15.2	(8.6)	23.8	(277)
Governmental capital grants	3.4	5.5	(2.1)	(38)
Capital contributions from limited partners	2.9	—	2.9	100
Change in net assets	21.5	(3.1)	24.6	(794)
Total net assets – beginning	167.0	170.1	(3.1)	(2)
Total net assets – ending	$ 188.5	167.0	21.5	13%

Net assets increased $13.0 million from operating activities and $2.2 million from nonoperating activities, resulting in a $15.2 million increase in net assets before recognizing the receipt of grant revenue for capital expenditures and capital contributions from limited partners'. Capital grant revenue of $3.4 million and contributions from partnerships of $2.9 million further resulted in an increase in total net assets from $15.2 million increase to $21.5 million increase.

commercial or resident customers. The balance of 12% of total revenue or $12.2 million is derived from miscellaneous fees for services or nonoperating sources (i.e., investment income, gain on sale of fixed assets, partner distributions).



Significant changes in revenue by provider were a $7.2 million decrease in HUD operating and capital grants and a $12.7 million increase in City operating and capital grants; City grant increases relate to the funding provided for the retirement of $18.4 million of MacArthur debt.

Increases for expenses were: administrative expense increased $0.8 million (from $13.9 million to $14.7 million); housing assistance payments increased $3.2 million (from $13.4 million to $16.6 million); depreciation expense increased $0.5 million (from $8.4 million to $8.9 million); utility expense increased $2.3 million (from $8.1 million to $10.4 million); tenant services expense increased $0.6 million (from $2.1 million to $2.7 million); and protective services expense increased $0.7 million (from $0.2 million to $0.9 million).

Capital Assets

The Authority's capital assets as of June 30, 2008 included land, buildings, improvements, construction in progress, and equipment that totaled $133.2 million (net of depreciation). Most of the capital assets balance ($102.0 million or 77%) is comprised of assisted public housing units available for lease to low and moderate-income residents or construction of communities for mixed income residents that include those eligible for public housing. Another 20% or $27.0 million is invested in Authority-owned, nonassisted multifamily affordable housing units. A breakdown of the Authority's assets is shown in Table 5 below.

Table 5

Composition of Capital Assets of the Authority

June 30, 2008 and 2007

(In millions)

	Balance 2008	Balance 2007	Change	Percentage change
Nondepreciable assets:				
Land	$ 23.4	18.7	4.7	25%
Construction in progress	12.7	11.0	1.7	15
Other capital assets:				
Buildings and building improvements	150.7	153.7	(3.0)	(2)
Improvements other than buildings	54.9	60.4	(5.5)	(9)
Equipment	7.9	8.2	(0.3)	(4)
Accumulated depreciation	(116.4)	(120.8)	4.4	(4)
Totals	$ 133.2	131.2	2.0	2%

- Also, included in the retirement total is the sale of two scattered site units with a $0.1 million book value,
- A linear park with a book value of $1.3 million located in the Broad Creek neighborhood was completed and donated to the City.

Long-Term Debt

At June 30, 2008, the Authority had total debt outstanding of $39.8 million (excluding vested compensated absences). Of this amount, $1.9 million of debt for the Granby Street Office building is backed by the full faith and credit of the Authority. The remainder of the Authority's debt represents bonds secured solely by specified revenue sources (i.e., revenue bonds), the associated project property or is backed by other governmental entities.

A summary of the Authority's outstanding debt is presented in Table 7.

Table 7
Change in Long-Term Debt Summary
Fiscal year 2008

Description	Amounts payable at July 1, 2007	Additions	Retirements and reductions	Amounts payable at June 30, 2008	Future debt service commitment	Scheduled final payment
Granby Street Office building	$ 2,048,914	—	(140,701)	1,908,213	The Authority	December 2020
Park Terrace	974,159	—	(64,733)	909,426	Revenue bond	April 2017
Oakmont North	3,370,000	—	(165,000)	3,205,000	Revenue bond	March 2021
Merrimack Landing	3,639,663	—	(433,141)	3,206,522	Revenue bond	December 2010
Grandy Village	315,243	—	(55,540)	259,703	Project revenue	July 2012
Federal Financing Bank	8,766,458	—	(486,395)	8,280,063	HUD pays directly	November 2019
Mission College Apartments	4,752,921	—	(94,913)	4,658,008	Project revenue	September 2030
Neighborhood Redevelopment Credit Line	6,793,668	1,149,537	(2,532,380)	5,410,825	Various	July 2009
Property Acquisition	4,075,000	—	(1,045,000)	3,030,000	Obligation of the City	
Grandy Partnership	—	8,900,000	—	8,900,000	Project revenue	June 2011
MacArthur	18,413,286	—	(18,413,286)	—	Obligation of the City	
Total bank financing	$ 53,149,312	10,049,537	(23,431,089)	39,767,760		

The Authority's total outstanding debt reductions totaled $23.4 million including the retirement of $18.4 million of MacArthur debt and payoff of the $2.0 million BCR debt under the Neighbor Redevelopment line of credit; an additional $1.1 million was drawn down on the Neighborhood Redevelopment line of credit to facilitate property renovations in NRHA Mission College LP., and a new $8.9 million debt instrument was established to finance renovations in NRHA Grandy Village LP.

- The Authority has outstanding debt of $3.0 million, which is the moral obligation of the City; and must be paid by future revenue from the City. Specific land proceeds are held for the debt service of the indebtedness.
- The Authority has outstanding debt of $8.3 million with the Federal Financing Bank, which is the sole responsibility of the Department of Housing and Urban Development.

These challenges in funding our programs will be monitored closely to determine the precise impact on NRHA and its operations. We will continue to make appropriate adjustments and to be innovative in searching out new funding sources and new partners to achieve our mission. Approximately 70% of the Authority's revenues come from federal, state or city governments. The Authority's 2009 operating and capital budget is $97 million, representing a decrease of 9% from the previous fiscal year.

Contacting Authority Management

This financial report is designed to provide the citizens of the City, taxpayers, customers, investors and creditors with a general overview of the Authority's finances and to demonstrate the Authority's accountability for the money it receives. Questions concerning this report or requests for additional financial information should be directed to the Assistant Executive Director of Finance and Administration, Norfolk Redevelopment and Housing Authority, 201 Granby Street, Norfolk VA 23510 or visit our website at www.nrha.norfolk.va.us.

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Exhibit B

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Statement of Revenues, Expenses, and Changes in Net Assets

Year ended June 30, 2008

	Primary government	Component units	Total
Operating revenues:			
Tenant revenue	$ 19,009,860	—	19,009,860
Government operating grants	68,069,632	—	68,069,632
Other revenue, net	4,967,603	142,770	5,110,373
Total operating revenues	92,047,095	142,770	92,189,865
Operating expenses:			
Administrative	14,706,453	31,455	14,737,908
Tenant services	2,706,506	—	2,706,506
Utilities	10,424,848	—	10,424,848
Maintenance	9,656,042	—	9,656,042
Protective services	844,171	—	844,171
General	5,717,789	—	5,717,789
Extraordinary maintenance	9,404,962	—	9,404,962
Housing assistance payments (HAP)	16,640,969	—	16,640,969
Depreciation and amortization	8,891,660	44,113	8,935,773
Fraud losses	1,301	—	1,301
Total operating expenses	78,994,701	75,568	79,070,269
Operating income	13,052,394	67,202	13,119,596
Nonoperating revenues (expenses):			
Interest and investment revenue	3,113,110	714,409	3,827,519
Gain on disposal and donations of fixed assets (note 4)	1,295,125	—	1,295,125
Interest expense	(2,240,334)	(717,569)	(2,957,903)
Total nonoperating revenues (expenses), net	2,167,901	(3,160)	2,164,741
Income before capital grants and distribution to partners	15,220,295	64,042	15,284,337
Government capital grants	3,395,369	—	3,395,369
Capital contributions from limited partners	2,873,941	—	2,873,941
Change in net assets	21,489,605	64,042	21,553,647
Total net assets – beginning	167,014,242	239,306	167,253,548
Total net assets – ending	$ 188,503,847	303,348	188,807,195

See accompanying notes to basic financial statements.

Exhibit C

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Statement of Cash Flows – Primary Government

Year ended June 30, 2008

Reconciliation of operating income to net cash provided by operating activities:		
Operating income:	$	13,052,394
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation and amortization expense		8,891,660
Bad debt expense		245,977
Loss on disposal of assets held for sale		(47,175)
Changes in assets and liabilities:		
Change in receivables due from HUD		(736,376)
Change in receivables due from City of Norfolk		(439,530)
Change in receivables from tenants rent, net		(292,951)
Change in receivables from other, net		328,399
Change in inventories		(135,200)
Change in assets held for sale		1,736,669
Change in prepaid expenses and other assets		207,545
Change in other noncurrent assets		(3,168,229)
Change in accounts payable		257,361
Change in accrued salaries and benefits		123,197
Change in accrued compensated absences		(81,388)
Change in due to HUD and the City of Norfolk		245,996
Change in due to other governments		(34,859)
Change in tenant security deposits		98,905
Change in deferred revenue		5,632,440
Change in other current and noncurrent liabilities		(5,740,986)
Net cash provided by operating activities	$	20,143,849

Supplementary disclosures of noncash transactions:

The Authority forgave notes receivable under the Hope VI, Federal Housing, Program Income, Home Partnership Investment Program (HOME), and Rehabilitation programs in the amount of $833,702. In addition, $64,445 of notes payable were retired.

The Authority deeded $1,342,174 of fixed assets to the City of Norfolk.

The Authority had a decrease of $1,296,330 in accounts payable related to the acquisition of fixed assets.

The City of Norfolk refunded a revenue note of the Authority's in the amount of $18,413,286.

See accompanying notes to basic financial statements.

The financial information of NOLP, MCA, MC1, GVLP and HRV are blended with the primary government's financial information. A blended component unit is so closely related to the primary government that its funds appear as if they are integral parts of the primary government. Generally, a reader of financial statements cannot distinguish between a fund of the primary government and a blended component unit without studying the notes to the financial statements. These five component units have a December 31 year-end.

MCA, a Virginia limited partnership, was formed to develop and operate a low-income housing project located in Norfolk, Virginia. In previous years it was reported separately as a discretely presented component unit. On December 31, 2006, the Authority purchased the 99% limited partnership interest from an unrelated third party and assigned its previously existing 1% general partnership interest to HRVI. HRVI is the only general partner in the partnership. NRHA owns a 99.9999% interest in HRVI and, therefore, is responsible for all business decisions of MCA. Additionally, per the partnership agreement, the Authority is required to fund all deficits of MCA, when necessary. MCA made total distributions of $428,380 to its partners through June 30, 2008. Separate audited financial statements are available from MCA. On December 28, 2007, the partnership sold 100% of its capital assets to MC1.

MC1, a Virginia limited partnership, was formed to acquire, redevelop and operate a low-income housing project located in Norfolk, Virginia. NRHA Mission College 1, LLC is a .01% general partner, Hudson Mission College, LLC is a 99.98% limited partner and Hudson SLP, LLC is a .01% special limited partner. NRHA Mission College 1, LLC is the only general partner in the partnership. The Authority owns a 79% interest in NRHA Mission College 1, LLC and is therefore responsible for all business decisions. On December 28, 2007, the partnership purchased 100% of the capital assets of MCA.

NCCCC, a nonstock corporation, was organized for charitable and educational purposes, including developing and maintaining a public educational facility. The Authority appoints the members of NCCCC and guarantees the payment of certain revenue bonds. Separate audited financial statements are available from NCCCC.

NOLP, a Virginia limited partnership, was formed to develop and operate a low-income public housing complex for the elderly, which is located in Norfolk, Virginia. The Authority is the sole general partner in the partnership. The Authority is also the managing agent for the partnership. NOLP is an intricate part of the daily operation of the Authority, as the two entities share personnel for daily operations and administrative support, they serve the same clientele, and also share in subsidy funding received from HUD under a single annual contributions contract (ACC). The Authority is not only responsible for all day-to-day business decisions of NOLP, but is also responsible for funding any operating deficits via an operating loan that will not bear interest and is non-recourse to the other partners. Fees to the Authority are limited to reimbursement for actual costs incurred for the management of the complex, unless there is an operating surplus in which case the Authority will receive an oversight fee. Any excess subsidy given to NOLP must be returned to the Authority.

HRV, a Virginia limited liability company, was formed on May 1, 2003. HRV is a qualified community development entity that holds new market tax credit allocation authority to be used for

The Authority has entered into annual contributions contracts with HUD to develop, manage, and own public housing projects and to administer the federal Section 8 housing programs, whereby monthly housing assistance payments are made to landlords on behalf of eligible lower income tenants.

Except as discussed in the following paragraph, intergovernmental revenues are recognized in the period in which all grant requirements are satisfied, which is typically when the Authority has expended the funds on allowable costs. Grant funds received in advance of satisfying all requirements are recorded as deferred revenue.

Effective in fiscal year 2006, HUD has mandated that revenues from the Housing Choice Voucher (HCV) program, Housing Assistance Payments (HAP), be recognized based on the current year's budget appropriation from HUD, rather than the methodology used in previous years of recognizing revenue based on expenditures incurred.

(e) Cash and Cash Equivalents, Cash with Fiscal Agents and Investments

Cash equivalents and investments are stated at fair value. Investments are held in certificates of deposit, U.S. Government securities, commercial paper, and repurchase agreements, as authorized by the Code of Virginia, Sections 2.1-327 and 2.1-328. The Authority's investments in U.S. Government securities and commercial paper are valued at amortized cost as they have maturity dates of less than one year. All of the Authority's other investments are also short-term in nature such that cost and fair value are the same. Securities are held in safekeeping by the respective financial institutions. Repurchase agreements are collateralized by securities at market value sufficient to cover the face values of the investments.

For purposes of the accompanying statement of cash flows, all highly liquid investments and certificates of deposit with original maturities of three months or less from date of purchase are considered to be cash equivalents.

A portion of cash that is held by agents of the Authority is reported separately as cash with fiscal agents. There are no restrictions on the use of these funds.

(f) Inventories

Inventories of the Authority are valued at average cost. This inventory consists of expendable materials and supplies. The cost is expensed when the materials and supplies are used (consumption method of accounting).

(g) Restricted Cash and Cash Equivalents

A certain portion of cash and cash equivalents is reported in a separate restricted asset account on the accompanying statement of net assets because the use of these amounts is governed by revenue bond indenture provisions or a regulatory agreement.

(h) Assets Held For Sale and Extraordinary Maintenance

Assets held for sale are stated at acquisition cost plus improvements, but not in excess of net realizable value. Proceeds received from sales of these properties are required to be remitted to either

taken, but the maximum permissible accumulation is 36 days. At termination, employees are paid for any accumulated annual vacation leave. Employees also earn annual sick leave at the rate of one day each month. Employees hired prior to December 31, 1997 with more than five years of service are paid for 30% of unused sick leave upon separation. The current and noncurrent portions of accumulated annual vacation leave and sick leave estimated to be paid upon separation are recorded in the Authority's financial statements.

(m) Income Taxes

As a political subdivision of the state of Virginia, the Authority is exempt from federal and state income taxes.

(n) Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Significant items subject to such estimates and assumptions include the carrying amount of assets held for sale, the carrying amount of capital assets, valuation of receivables, and obligations related to employee benefits. Actual results could differ from those estimates.

(o) Self Insurance

The Authority participates in a self-insurance program with the City for Commissioners' liability insurance. There are no limits set in a self-insurance program. All personal assets of the Board would be defended in civil actions arising from their duties. At June 30, 2008, there are no liabilities for unpaid claims.

(p) Other Post Employment Benefits

The Authority provides postretirement health and dental care benefits, in accordance with the federal COBRA law which requires the Authority to extend access to healthcare benefits for eighteen months after termination to any employee participating in the health and dental plan. The Authority has elected to provide access to healthcare for retirees until age 65 or until they are eligible for Medicare. There are 41 retirees participating at 100% of their own cost. The Authority's regular healthcare provider underwrites the retiree's policies.

(2) Deposits and Investments

At June 30, 2008, the carrying value of the Authority's deposits with banks and savings institutions was $17,294,049 and the bank balance was $20,937,180 which was either covered by federal depository insurance corporation (FDIC), collateralized in accordance with the Virginia Security for Public Deposits Act (the Act), or held in trust accounts.

Custodial Credit Risk

Under the Act, banks holding public deposits in excess of the amounts insured by the FDIC must pledge collateral in the amount of 50% of excess deposits to a collateral pool in the name of the State Treasury Board. Savings institutions are required to collateralize 100% of deposits in excess of FDIC limits. If any member financial institution fails, the entire collateral becomes available to satisfy the claims of the

A reconciliation of the carrying value of deposits and investments as reported previously to amounts reported in the accompanying statement of net assets for the primary government is as follows:

Deposits	$	17,294,049
Cash on hand		827
Letter of credit		600,000
Investments		50,088,052
	$	67,982,928
Per exhibit A:		
Cash and cash equivalents	$	32,307,712
Cash with fiscal agents		8,201,017
Restricted cash and cash equivalents		23,442,580
Investments		4,031,619
	$	67,982,928

Foreign Currency Risk

The Authority does not have any foreign investments.

Component Units

Norfolk Community College Campus Corporation

Credit Risk

Financial instruments which potentially subject the Corporation to credit risk consist principally of cash and bond escrow funds. The Corporation places its cash with high credit quality financial institutions and balances may, at times, exceed the FDIC insured limits. At December 31, 2007, the Corporation had $1,546 in cash and $399,905 invested by the Trustee in short-term money market instruments.

Investments

Corporate investments are stated at fair value.

(3) Receivables

The only receivables not expected to be collected within one year are the notes receivable. A summary of notes receivable at June 30, 2008, with specific payment terms, are as follows:

1% promissory notes, due from Community Ventures Investors, L.L.C. Monthly installments of interest only. Principal to be paid in full by January 1, 2015. The purpose of the loan is for Community Ventures Investors, L.L.C. to purchase new market tax credits for the Attucks Theater.	$	5,688,000
Allowance for doubtful accounts		(5,688,000)
		—

(Continued)

Promissory note receivable due from TCB. The funds were provided for approved costs of the Marshall Manor III development. The note bears no interest, principal payments to be made from cash flow and/or net proceeds of TCB Marshall Manor III that TCB receives.	$ 131,211
Promissory note receivable due from TCB Bowling Green III LP. The funds were provided for the construction of 45 units of rental housing, of which 35 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2045.	2,020,387
Promissory note receivable due from TCB Marshall Manor IV LP. The funds were provided for the construction of 38 units of rental housing, of which 38 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2046.	1,389,197
Promissory note receivable due from TCB Marshall Manor IV LP. The funds were provided for the construction of 38 units of rental housing, of which 38 units will be reserved for qualified low income tenants. The note earns interest at 5.36%. Interest and principal shall be due in December 2046.	650,000
Promissory note receivable due from TCB Bowling Green IV LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low income tenants. The note earns interest at 5.85%. Interest and principal shall be due in December 2046.	1,595,000
Promissory note receivable due from TCB Bowling Green IV LP. The funds were provided for the construction of 43 units of rental housing, of which 34 units will be reserved for qualified low income tenants. The note earns interest at 5.36%. Interest and principal shall be due in December 2046.	650,000
Total notes receivable – Hope VI	15,636,185
Housing Opportunity – Fixed rate 5% to 6% promissory notes receivable due from local citizens in monthly installments of principal and interest. The loans are made to qualified home buyers in Wellington Oaks and Bell Diamond for the purchase and/or improvement of property. All notes are secured by deeds of trust.	76,275
EDA Revolving Loan – Fixed rate 5% promissory notes receivable due from local citizens in monthly installments of principal and interest. The loans are made to qualifying businesses for capital improvements. An allowance of doubtful accounts of $4,000 is recorded related to these notes.	257,292
Broad Creek – 0% promissory note receivable, due from a local citizen on a deferred basis to purchase a home located in a targeted neighborhood. The note is secured by a deed of trust.	34,525
EOV Note Initiatives – 0% promissory note for the purchase of a residence. The note is due when the signor vacates the residence or upon her death. The note is secured by a deed of trust on certain real property.	195,000

(Continued)

(4) Capital Assets

The following is a summary of changes in capital assets for the fiscal year ended June 30, 2008:

	Balance July 1, 2007	Increases	Decreases	Balance June 30, 2008
Capital assets not being depreciated:				
Land	$ 18,676,474	7,389,725	(2,660,977)	23,405,222
Construction in progress	11,028,859	11,939,722	(10,233,502)	12,735,079
Total capital assets not being depreciated	29,705,333	19,329,447	(12,894,479)	36,140,301
Other capital assets:				
Buildings and building improvements	153,704,603	22,507,582	(25,491,100)	150,721,085
Improvements other than buildings	60,360,359	607,596	(6,068,413)	54,899,542
Equipment	8,232,423	413,535	(800,961)	7,844,997
Total other capital assets	222,297,385	23,528,713	(32,360,474)	213,465,624
Less accumulated depreciation for:				
Buildings and building improvements	76,077,273	6,423,065	(10,248,551)	72,251,787
Improvements other than buildings	38,893,969	1,791,874	(2,277,552)	38,408,291
Equipment	5,826,301	622,914	(654,168)	5,795,047
Total accumulated depreciation	120,797,543	8,837,853	(13,180,271)	116,455,125
Other capital assets, net	101,499,842	14,690,860	(19,180,203)	97,010,499
	$ 131,205,175	34,020,307	(32,074,682)	133,150,800

The Authority has active construction projects as of June 30, 2008. Outstanding commitments related to construction in progress amounted to $2,248,362 at June 30, 2008.

Included in the changes in capital assets is a net decrease of $3,449,969 related to the sale of Authority assets to a newly formed blended component unit, NRHA Grandy Village L.P. The book value of the assets sold was $19,328,968; $25,840,049 and $6,511,081 for the gross assets and accumulated depreciation, respectively. The purchase price was $15,878,999.

Also included in the changes in capital assets is a $5,492,675 gain related to the sale of existing NRHA assets to a newly formed blended component unit, NRHA Mission College 1. The net book value of assets sold was $4,972,325; $11,473,176 and $6,500,851 for the gross assets and accumulated depreciation, respectively. The purchase price was $10,465,000.

Other decreases in capital assets were the sale of two public housing units with a book value of $45,543, as well as the donation of a linear park to the City of Norfolk with a book value of $1,342,174.

The following summarizes the Authority's long-term note and bond obligations at June 30, 2008.

Notes payable:	
6.6% Federal Financing Bank notes due in annual installments of principal and interest totaling $1,064,982 through November 1, 2019. The notes are secured by three low-income housing projects.	$ 8,280,063
Renewal and replacement (line of credit) note due to a local bank, interest at 1.5% over LIBOR (3.98% at June 30, 2008). Payments of interest are due monthly. Subsequent to year end, this line of credit was refinanced with full repayment of the note due on July 30, 2009. The note is secured by real property owned by the Authority and the City. The Authority can borrow up to $8,000,000 under the note.	5,410,825
Unsecured note due to a local bank for infrastructure improvements to a federally aided low-income public housing apartment complex. Payments of $5,898 are paid monthly, including interest at 5.24%, through July 2012.	259,703
Tax-exempt government bond for renovation to the 201 Granby Building. Repayment of yearly principal and interest of $231,887 due in monthly installments with interest at 4.513% through 2018. The debt is secured by the building and all equipment at 201 Granby Street.	1,908,213
Mortgage note insured by the Federal Housing Administration for a 260 unit apartment complex in Norfolk, Virginia. Bearing interest at the rate of 5.875%. Principal and interest are paid in monthly installments of $30,968.	4,658,008
Note payable to VHDA, due in monthly installments of $12,461, including interest at 8.974%, through April 2017. The note is secured by substantially all assets of the Park Terrace apartment project.	909,426
Total notes payable	21,426,238

(Continued)

	Note payable		Bonds payable	
	Principal	Interest	Principal	Interest
Fiscal year ending June 30:				
2009	$ 1,082,663	1,274,152	1,940,000	723,820
2010	6,174,637	959,684	2,095,000	652,877
2011	1,013,062	875,740	10,010,000	566,502
2012	1,077,534	811,267	780,000	142,602
2013	1,079,252	746,959	820,000	119,966
2014-2018	6,328,761	2,585,860	1,920,000	200,790
2019-2023	2,361,337	951,553	950,000	44,505
2024-2028	1,367,576	490,474	—	—
2029-2030	941,416	80,338	—	—
	$ 21,426,238	8,776,027	18,515,000	2,451,062

Future maturities of accrued compensated absences are not determinable.

(b) Component Units

The Authority issued Educational Facility Revenue bonds dated September 1, 1999 for the Tidewater Community College downtown campus project in the amount of $9,115,000. At December 31, 2007, $6,505,000 remained outstanding. Interest at rates from 4.3% to 5.5% is payable semiannually and principal payments are due annually in November.

The Authority issued Educational Facility Revenue Refunding Bonds dated March 1, 2003 for the Tidewater Community College downtown campus project in the amount of $8,970,000. These bonds refunded a portion of the Educational Facility Revenue bonds dated May 1, 1995. At December 31, 2007, $8,655,000 remained outstanding. Interest at rates from 2.0% to 5.25% is payable semiannually and principal payments are due annually in November. Also due is $234,987 of unamortized bond premium.

Principal maturities for the revenue bonds are as follows: 2008, $1,350,000; 2009, $1,400,000; 2010, $1,455,000; 2011, $1,515,000; 2012, $1,580,000; and 2013-2022, $7,860,000.

(6) Pension Plan

(a) Plan Description

The Authority contributes to the Virginia Retirement System (VRS), an agent multiple-employer, defined benefit pension plan administered by the Virginia Retirement System (VRS or the System). All full-time, salaried permanent employees must participate in the VRS. Benefits vest after five years of service. Employees are eligible for an unreduced retirement benefit at age 65 with five years of service and at age 50 with 30 years of service for participating employers, payable monthly for life in an amount equal to 1.7% of their average final compensation (AFC) for each year of credited service. In addition, retirees qualify for annual cost-of-living (COLA) adjustments beginning in their second year of retirement. The COLA is limited to 5% per year. AFC is defined as the highest consecutive 36 months of reported compensation. Benefits are actuarially reduced for retirees who retire prior to becoming eligible for full retirement benefits. The VRS also provides death and disability benefits. Title 51.1 of the Code of Virginia (1950), as amended, assigns the authority to establish and amend benefit provisions to the General Assembly of Virginia. The System issues a

(8) Commitments and Contingencies

(a) Federal Award Programs

The Authority participates in a number of federal award programs. Although the Authority has been audited in accordance with the provisions of OMB Circular A-133, these programs are still subject to financial and compliance audits by the grantors or their representatives. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grant. Based on prior experience, the Authority believes such disallowances, if any, will not be significant.

(b) Litigation

Various claims and lawsuits are pending against the Authority. In the opinion of the Authority's counsel, resolution of these cases would not involve a significant liability to the Authority.

(c) Waterside Limited Partnership

The Authority guarantees a note payable to BB&T (Branch Banking & Trust Co.). The outstanding balance of the note at June 30, 2008 was $5,694,364 and was with full recourse to the Authority.

(d) Letters of Credit

The Authority has nine letters of credit with a bank for $25,471,714. Monthly draws have been made against two of the letters of credit to pay interest on bonds issued by the bank. Those letters of credit are repaid from interest escrow accounts kept with the bank. No draws have been made against the other seven letters of credit.

(9) Conduit Debt

Periodically, the Authority has issued industrial revenue bonds to provide financial assistance to private-sector entities for the acquisition and construction and rehabilitation of industrial and commercial facilities and multi-family residential facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans.

Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. The Authority is not obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements. As of June 30, 2008, there were 11 issues of industrial revenue bonds outstanding, with an aggregate principal amount payable of approximately $184,879,265.

(10) Related-Party Transactions

The Authority has entered into contracts with The Community Builders (TCB) and various limited partnership owner entities set up by TCB to construct, own and operate six rental housing developments in the Broad Creek section of the City. The construction of the six developments are funded with Hope VI funds supplied by the Authority and low income housing tax credits administered by the Virginia Housing and Development Authority. During the current year, the Authority loaned $35,453 of Hope VI to the Phase 4 limited partnership owner entities.

(Continued)

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Exhibit E-1

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Required Supplementary Information Other than MD&A
Schedule of Funding Progress -- VRS (Unaudited)

Year ended June 30, 2008

Actuarial valuation date	Actuarial value of assets	Actuarial accrued liability (AAL)	Underfunded actuarial accrued liability (UAAL)	Funded ratio	Covered payroll	UAAL as a percentage of covered payroll
June 30, 2005	$ 63,189,946	78,147,194	14,957,248	80.86	$ 14,768,978	101.27
June 30, 2006	65,055,152	73,377,992	8,322,840	88.66	14,013,401	59.39
June 30, 2007	72,045,739	80,500,571	8,454,832	89.50	13,371,113	63.23

See accompanying independent auditors' report.

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Exhibit F-2

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Schedule of Urban Renewal Fund Expenditures by Project (Unaudited)

Year ended June 30, 2008

	Atlantic City VA R-1	Downtown North VA R-8	Downtown South VA R-9	Rosemont VA R-25	Ghent Neighborhood Conservation VA R-43	Huntersville VA R-70	Total
Classification of expenditures:							
Administrative costs	$ 5,124	6,579,299	14,684	10,797	929,917	18,027	7,557,848
Legal services	26,512	374,316	66,185	27,170	9,023	2,229	505,435
Survey and planning	9,950	735,757	39,533	—	5,084	—	790,324
Acquisition expense	—	10,228	—	—	823	1,610	12,661
Operation of acquired property	(546,414)	(60,545)	(15,881)	(13,823)	7,373	(878)	(630,168)
Relocation costs	—	20,942	—	—	205,629	22,596	249,167
Site clearance	935	16,597	—	2,583	66,917	43,663	130,695
Project or site improvements	11,040	3,457,056	119,555	1,272,591	135,129	11,125	5,006,496
Project or site improvements/transfer to Waterside	—	—	3,100,000	—	—	—	3,100,000
Disposal, lease, and retention costs	58,010	293,291	29,545	246,056	34,426	63,685	725,013
Other income, primarily interest	(79,361)	(7,110,146)	(16,771)	(81,839)	(67,794)	(26,270)	(7,382,181)
Real estate purchases	—	183,000	—	—	30,000	30,000	243,000
Rehabilitation	—	367,948	—	—	—	—	367,948
Net cumulative project costs at June 30, 2008	(514,204)	4,867,743	3,336,850	1,463,535	1,356,527	165,787	10,676,238
Net cumulative project costs at June 30, 2007	(502,204)	4,855,873	3,336,850	1,463,535	1,356,527	165,787	10,676,368
Net project costs incurred during year ended June 30, 2008	(12,000)	11,870	—	—	—	—	(130)
Revenue earned during year ended June 30, 2008	12,000	3,130	—	—	—	—	15,130
Gross project costs incurred during year ended June 30, 2008	$ —	15,000	—	—	—	—	$ 15,000

Unaudited – see accompanying independent auditors' report.

Exhibit F-4

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Summary Schedule of ROSS Grants Program Expenditures (Unaudited)

Year ended June 30, 2008

	Program year						
	2001	2002	2003	2005	2006	2007	Total
Classification of expenditures:							
Program coordinator	$ 81,000	—	44,242	39,183	130,000	130,000	424,425
Revolving loan program	60,000	—	—	—	—	—	60,000
Employment and job readiness	12,500	—	—	—	—	—	12,500
Job training	14,928	—	131,041	238,679	—	—	384,648
Vocational training	14,525	—	—	—	—	—	14,525
Family support service	48,971	—	—	5,856	—	—	54,827
Travel costs	1,557	1,250	998	8,706	—	7,284	19,795
Administrative costs	5,000	4,600	31,120	14,602	—	4,524	59,846
Capacity building activities	—	—	42,560	—	—	—	42,560
Individual Savings Account	—	—	—	37,500	—	—	37,500
Market analysis	68	—	—	—	—	—	68
Program expenses	—	40,619	83,401	19,657	—	4,800	148,477
Salaries	—	32,482	—	145,764	—	22,495	200,741
Fringe benefits	—	9,419	16,835	29,236	—	6,488	61,978
Cumulative project costs at June 30, 2008	238,549	88,370	350,197	539,183	130,000	175,591	1,521,890
Cumulative project costs at June 30, 2007	238,549	88,370	350,197	406,087	130,000	3,613	1,216,816
Project costs incurred during year ended June 30, 2008	$ —	—	—	133,096	—	171,978	305,074
Equipment							(7,915)
Current year depreciation							7,329
Operating expenses							$ 304,488

Unaudited – see accompanying independent auditors' report.

Exhibit F-6

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Summary Schedule of Empowerment Zone Program Expenditures (Unaudited)

Year ended June 30, 2008

		Program year 2002	Total
Classification of expenditures:			
Administration	$	486,334	486,334
Planning		30,478	30,478
Site acquisition		678,018	678,018
Site improvement		1,154,019	1,154,019
Demolition		22,938	22,938
Rehabilitation		150,000	150,000
Tenant services		6,242	6,242
Operating transfer out		513,000	513,000
Nondwelling equipment		25,885	25,885
Cumulative project costs at June 30, 2008		3,066,914	3,066,914
Cumulative project costs at June 30, 2007		3,066,914	3,066,914
Project costs incurred during year ended June 30, 2008	$	—	—
Reconciliation to operating expenses:			
Current year depreciation	$	861	861

Unaudited – see accompanying independent auditors' report.

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Exhibit G-2

NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY

Notes to Schedule of Expenditures of Federal Awards

Year ended June 30, 2008

(1) General

The schedule of expenditures of federal awards (Exhibit G-1) presents the activity of all federal awards programs of the Authority. The Authority's reporting entity is defined in note 1 to the Authority's basic financial statements. The component units did not receive any federal awards. All federal awards received directly from federal agencies, as well as federal awards passed through other government agencies, are included on the schedule.

(2) Basis of Accounting

The schedule of expenditures of federal awards is presented using the full accrual basis of accounting, which is described in note 1 to the Authority's basic financial statements.

(3) Amounts Provided to Subrecipients

Total amounts provided to subrecipients from the HOME Investment Partnerships program were:

Park Place Redevelopment Foundation, Inc.	$	42,624
Plumb Line Ministries		59,511
Beacon Light Civic League		261,286
Community Housing Partner		27,500
	$	390,921

(4) Loans Outstanding

The Authority had $8,280,063 outstanding at June 30, 2008 under the Low-Income Housing program.

Cause and Effect – MCA reported its fiscal 2007 year-end information as of December 27th rather than December 31st to meet the deadline for the Real Estate Assessment Center (REAC) filing. As such, the stand alone audit did not include the four days of activity from December 28, 2008 through December 31, 2008 and management did not record these entries on the Authority's books.

Recommendation – We recommend that the Authority consider the financial statement implications at the Authority's level of financial reporting when component unit information is not presented consistent with generally accepted accounting principles.

Views of Management – Management agrees with the finding. The closing documents for the December 28, 2007 partnership sale were not completed in time to allow for the timely completion of the MCA (a component unit) audit engagement and REAC submission which was due by March 30, 2008. We received permission from HUD to file the stub period with the December 31, 2008 financial statements; however, even though appropriate, we neglected to include the additional entries in the records provided for the June 30, 2008 NRHA audit engagement.

Corrective Action – The Authority has budgeted for and is pursuing additional staffing to perform heighten due diligence in performing all aspects of the partnership accounting functions; including more review and involvement before the deals close. Also, management will strive to influence the closing dates of any future deals to allow reasonable time to analyze final documents, and to record and prepare transaction for audit.

Finding 08-2: Fixed Asset Accounting

Significant Deficiency in Internal Control

Criteria – Generally accepted accounting principles require the Authority to reconcile its subsidiary records to the general ledger for fixed asset related accounts.

Condition – The Authority did not perform timely reconciliations of the fixed asset and accumulated depreciation accounts.

Questioned Costs – There are no questioned costs associated with this finding.

Perspective – The Authority does not perform a review of fixed asset accounts on a routine basis. We did not receive fixed asset account reconciliations and supporting schedules until after audit fieldwork had ended.

Cause and Effect – The Authority did not have a fixed asset accountant in place for much of fiscal 2008 due to a vacancy in the position. The reconciliations were not being routinely performed.

Recommendation – We recommend that the Authority work to fill the vacancy in the fixed asset accountant position and put internal controls in place to ensure fixed asset reconciliations between the subsidiary ledgers and the general ledgers are performed on a monthly basis. We further recommend that the Authority consider whether the software used to track fixed assets is sufficient for the needs of the Authority.

Views of Management – Management agrees with this finding.

Corrective Action Plan – Audited files were reviewed and corrected and the following action steps were taken.

- Effective July 1, 2008 a Compliance Manager was hired to audit the files completed by the Housing Choice Voucher (HCV) staff to review files for accuracy and to determine any areas where improvement is necessary.
- All HCV staff persons have attended six Lunch 'N Learn sessions sponsored by Nan McKay and associates on several topics dealing with the administration of the HCV Program since the end June 2008.
- Monthly staff meetings involve training on rent calculation and policy and procedures. Internal training is conducted at monthly staff meetings, several case studies were completed by the HCV staff which were reviewed and discussed by the staff for accuracy and clarification.

Finding 08-4: Section 8 Wait List Special Test

Significant Deficiency in Internal Control

Criteria – In accordance with 24CFR section 5.410, 982.549(d), and 982.201 through 982.207, the Authority is required to have written policies in its Housing Choice Voucher Program administrative plan for selecting applicants from the waiting list and the Authority's documentation must show that the Authority follows these policies when selecting applicants for admission from the waiting list.

Condition – While the Authority does have an administrative plan for Section 8, we were unable to ensure that applicants were selected in accordance with the administrative plan which required a maximum of up to 50% of voucher vacancies to be filled by applicants that qualify for a local earned employment preference and the remaining applicants will need preference holders. The Authority did not maintain an adequate audit trail for the waiting list.

Questioned Costs – There are no questioned costs associated with this finding.

Perspective – The Authority did not maintain an adequate audit trail for the waiting list.

Cause and Effect – The waiting list includes participants in the Housing Choice Voucher pool as well as participants in the Single Room Occupancy pool. A separate listing should be maintained for each program in order to leave a clear audit trail.

Recommendation – We recommend that the Authority develop separate waiting lists for each housing program and maintain a clear audit trail on file of how participants are selected from the respective waiting lists in sufficient detail to allow a reviewer to re-perform the selection process for the waiting list participants.

Views of Management – Management agrees that the documentation and reporting should be changed to clarify the process. We used a single waitlist to draw participants for two different programs – the Housing Choice Voucher program and the Single Room Occupancy program. As documented in the the administrative plan, these programs have different draw criteria. The Occupancy supervisor is responsible

was reported using the Hope VI grant number; b) On the March quarterly report, Line 3 reported CDBG contract award amounts of $39,013, but the actual value of the contract awarded was $853,346; c) On the June quarterly report, Line 3 reported Other Housing Programs contract award amounts of $9,034,169, but the actual value of the contracts awarded were $1,378,861.

Questioned Costs – There are no known questioned costs associated with this finding.

Perspective – Each quarterly report in our sample of two quarters contained errors.

Cause and Effect – The Authority does not have a review control in place prior to the submission of the report.

Recommendation – We recommend that the Authority put a review control in place prior to submission of the report.

Views of Management – Management agrees with this finding. The Authority's Office of Economic Opportunities has contacted the HUD Washington Office of Economic Opportunities to inquire about remedial options for this finding and recommendations for future reporting. HUD noted that while the contract number submitted on these reports is assigned to the HOPE VI program, the HUD Program Codes accurately identify the appropriate program for the data on the individual reports. HUD does not recommend retroactively correcting and resubmitting the data.

Corrective Action Plan – The Authority's Office of Economic Opportunities will adhere to the following actions to remedy this audit finding and monitor the accuracy of the data for future Section 3 reporting:

- Prior to the preparation of each quarterly report, staff will review the system codes for needed changes. If changes are required, IS will be engaged to upgrade the Section 3 reporting program. Identifying the Authority's fund source code and the grant year specifically identifies the program and associates it with the appropriate grant year. The source code and contract year would then be cross referenced to the appropriate HUD Program Code.
- Emphasize across the agency the importance of accurately and consistently completing the contract verification form. Data entered for the contract register is extracted from the contract verification form. The contract register is the source document for extracting the Authority's contract data for Section 3 reporting.
- Move the internal quarterly cut off for employment and training data entry from the 9th of each month to the 7th. This will allow ample time to compile and prepare hard copies of the data for review by the Client Services Director, prior to submitting the data to HUD. The 60002 Section 3 summaries are due 10 days after the end of each quarter.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the entity's internal control over financial reporting. Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies and, accordingly, would not necessarily disclose all significant deficiencies that are also considered to be material weaknesses. However, we believe that none of the significant deficiencies described above is a material weakness.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

The Authority's response to the findings identified in our audit are described in the schedule of findings and questioned costs. We did not audit the Authority's response and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of management, the board of commissioners, others within of the Authority, the Virginia Housing Development Authority, the Department of Housing and Urban Development and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

March 31, 2009

Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the Authority's internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified deficiencies in internal control over compliance that we consider to be significant deficiencies.

A control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 08-3 through 08-6 to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. We did not consider the deficiency described in the accompanying schedule of findings and questioned costs to be material weaknesses.

The Authority's response to the finding identified in our audit is described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's response, and accordingly, we express no opinion on it.

This report is intended solely for the information and use of management, the board of commissioners, others within the Authority, the Virginia Housing Development Authority, the Department of Housing and Urban Development and federal awarding agencies and pass-through entities and is not intended to be and should not be used by anyone other than these specified parties.

KPMG LLP

March 31, 2009

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:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650104 Replacement Housing Factor Grant No.: Date of CFFP:	2004 **FFY of Grant Approval:**

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements	$278,000	$95,906	$95,906	$95,906
4	1410 Administration (may not exceed 10% of line 20)	$500,000	$510,444	$510,444	$510,444
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$202,610	$239,687	$239,687	$239,687
8	1440 Site Acquisition				
9	1450 Site Improvement	$316,000	$230,178	$230,178	$230,178
10	1460 Dwelling Structures	$2,037,185	$2,255,112	$2,255,113	$2,255,113
11	1465.1 Dwelling Equipment--Nonexpendable	$150,000	$167,565	$167,565	$167,565
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	$40,000	$24,904	$24,904	$24,904
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities/Reserves	$3,343,069	$3,343,069	$3,343,069	$3,343,069
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	6,866,864	$6,866,864	$6,866,864	$6,866,864
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$13,000	$0	$0	$0
23	Amount of line 20 Related to Security--Soft Costs	$21,000	$9,870	$9,870	$9,870
24	Amount of line 20 Related to Security--Hard Costs	$35,000	$33,894	$33,894	$33,894
25	Amount of line 20 Related to Energy Cons. Measures	$565,000	$274,849	$274,849	$274,849

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[illegible]	4·14·2010		

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650104 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2004

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	Funds Obligated	Funds Expended	
HA-Wide	**Computer Systems/Software**	**1408**		**$24,000**	**$2,715**	**$2,715**	**$2,715**	
"	**Computer Hardware**	**1475**		**$40,000**	**$24,304**	**$24,304**	**$24,304**	
"	**Youth Services**	**1408**		**$32,000**	**$23,849**	**$23,849**	**$23,849**	
"	**Staff Training**	**1408**		**$23,000**	**$28,504**	**$28,504**	**$28,504**	
"	**Resident Management**	**1408**		**$51,000**	**$0**	**$0**	**$0**	
"	**Security**	**1408**		**$21,000**	**$9,870**	**$9,870**	**$9,870**	
"	**Learning Centers**	**1408**		**$42,000**	**$21,300**	**$21,300**	**$21,300**	
"	**Resident Management Interns**	**1408**		**$35,000**	**$9,669**	**$9,669**	**$9,669**	
"	**Strategic Planning**	**1408**		**$50,000**	**$0**	**$0**	**$0**	
"	**Administration**	**1410**		**$500,000**	**$510,444**	**$510,444**	**$510,444**	
"	**Inspections**	**1430**		**$100,000**	**$84,087**	**$84,087**	**$84,087**	
"	**Equipment**	**1475**		**$0**	**$600**	**$600**	**$600**	
	Subtotal HA-Wide			**$918,000**	**$715,340**	**$715,340**	**$715,340**	
Tidewater VA 6-2	**Sewer Cleaning**	**1450**		**$16,000**	**$8,117**	**$8,117**	**$8,117**	
	Kitchens	**1460**		**$25,000**	**$29,935**	**$29,935**	**$29,935**	
	Tile	**1460**		**$25,000**	**$38,192**	**$38,192**	**$38,192**	
	Ranges	**1465**		**$50,000**	**$51,215**	**$51,215**	**$51,215**	
	Security Screens	**1460**		**$15,000**	**$14,526**	**$14,526**	**$14,526**	
	Energy Improvements	**1460**		**$25,000**	**$16,395**	**$16,395**	**$16,395**	
	Subtotal			**$156,000**	**$158,380**	**$158,380**	**$158,380**	

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U.S. Department of Housing and Urban Development
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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650104 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2004

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	Funds Obligated	Funds Expended	
Moton VA 6-5	**Site Improvements**	**1450**		**$75,000**	**$17,182**	**$17,182**	**$17,182**	
	Building Exterior	**1460**		**$75,000**	**$0**	**$0**	**$0**	
	Exterior Paint	**1460**		**$30,000**	**$17,300**	**$17,300**	**$17,300**	
	Energy Improvements	**1460**		**$30,000**	**$14,599**	**$14,599**	**$14,599**	
	Windows	**1460**		**$290,000**	**$281,503**	**$281,503**	**$281,503**	
	Subtotal			**$500,000**	**$330,584**	**$330,584**	**$330,584**	
Diggs VA 6-6	**Column Repairs**	**1460**		**$50,000**	**$221,765**	**$221,765**	**$221,765**	
	Kitchens	**1460**		**$90,000**	**$104,938**	**$104,938**	**$104,938**	
	Tile	**1460**		**$75,000**	**$0**	**$0**	**$0**	
	Energy Improvements	**1460**		**$50,000**	**$0**	**$0**	**$0**	
	Cathodic Protection	**1450**		**$200,000**	**$187,155**	**$187,155**	**$187,155**	
	Subtotal			**$465,000**	**$513,858**	**$513,858**	**$513,858**	
Grandy VA 6-8	**Replacement Reserve**	**1499**		**$3,343,069**	**$3,343,069**	**$3,343,069**	**$3,343,069**	
	Subtotal			**$3,343,069**	**$3,343,069**	**$3,343,069**	**$3,343,069**	

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PHA Name:	Grant Type and Number	FFY of Grant:
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650104 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2004

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	Funds Obligated	Funds Expended	
Tidewater VA 6-9	Sewer Cleaning	1450		$25,000	$17,723	$17,723	$17,723	
	Kitchens	1460		$10,000	$45,884	$45,884	$45,884	
	Tile	1460		$10,000	$27,824	$27,824	$27,824	
	Security Screens	1460		$20,000	$19,368	$19,368	$19,368	
	Ranges	1465		$100,000	$107,100	$107,100	$107,100	
	Energy Improvements	1460		$10,000	$10,925	$10,925	$10,925	
	Subtotal			$175,000	$228,824	$228,824	$228,824	
Young VA 6-10	Kitchens	1460		$35,000	$31,866	$31,866	$31,866	
	Tile	1460		$35,000	$45,704	$45,704	$45,704	
	Exterior Paint	1460		$60,000	$88,000	$88,000	$88,000	
	Energy Improvements	1460		$50,000	$28,136	$28,136	$28,136	
	Subtotal			$180,000	$193,705	$193,705	$193,705	
Calvert VA 6-11	Handrails-Handicap	1460		$13,000	$0	$0	$0	
	Exterior Paint	1460		$40,000	$5,193	$5,193	$5,193	
	Energy Improvements	1460		$25,000	$12,990	$12,990	$12,990	
	Subtotal			$78,000	$18,182	$18,182	$18,182	
Oakleaf VA 6-12	Heat Exchangers	1460		$300,000	$191,805	$191,805	$191,805	
	A/E HVAC	1430		$0	$54,233	$54,233	$54,233	
	Roofs	1460		$0	$8,788	$8,788	$8,788	
	Subtotal			$300,000	$254,825	$254,825	$254,825	

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PHA Name:	Grant Type and Number	FFY of Grant:
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650104 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2004

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	Funds Obligated	Funds Expended	
Partrea VA 6-18	**Roof**	**1460**		**$225,000**	**$174,967**	**$174,967**	**$174,967**	
	A/E HVAC	**1430**		**$0**	**$3,532**	**$3,532**	**$3,532**	
	Energy Improvements	**1460**		**$25,000**	**$0**	**$0**	**$0**	
	Painting	**1460**		**$85,000**	**$0**	**$0**	**$0**	
	Subtotal			**$335,000**	**$178,499**	**$178,499**	**$178,499**	
Hunter VA 6-19	**A/E Design**	**1430**		**$0**	**$11,650**	**$11,650**	**$11,650**	
	Energy Improvements	**1460**		**$25,000**	**$0**	**$0**	**$0**	
	Subtotal			**$25,000**	**$11,650**	**$11,650**	**$11,650**	
Bobbitt VA 6-20	**Tile**	**1460**		**$25,000**	**$0**	**$0**	**$0**	
	Interior Paint	**1460**		**$0**	**$37,540**	**$37,540**	**$37,540**	
	Plumbing/Bath Faucets	**1460**		**$0**	**$3,267**	**$3,267**	**$3,267**	
	Interior Imps. - Carpet	**1460**		**$0**	**$63,338**	**$63,338**	**$63,338**	
	Blinds	**1465.1**		**$0**	**$9,250**	**$9,250**	**$9,250**	
	Energy Improvements	**1460**		**$25,000**	**$0**	**$0**	**$0**	
	A/E Boilers	**1430**		**$35,000**	**$28,660**	**$28,660**	**$28,660**	
	Subtotal			**$85,000**	**$142,055**	**$142,055**	**$142,055**	
Sykes VA 6-21	**A/E Boiler Room**	**1430**		**$67,610**	**$36,075**	**$36,075**	**$36,075**	
	HVAC	**1460**		**$0**	**$446,527**	**$446,528**	**$446,528**	
	Subtotal			**$67,610**	**$482,602**	**$482,603**	**$482,603**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650104 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2004

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	Funds Obligated	Funds Expended	
North Wellington VA 6-22	**Windows**	**1460**		**$25,000**	**$0**	**$0**	**$0**	
	Building Exterior	**1460**		**$0**	**$14,400**	**$14,400**	**$14,400**	
	Interior Doors	**1460**		**$18,000**	**$0**	**$0**	**$0**	
	A/E HVAC	**1430**		**$0**	**$15,000**	**$15,000**	**$15,000**	
	HVAC	**1460**		**$90,000**	**$187,550**	**$187,550**	**$187,550**	
	Subtotal			**$133,000**	**$216,950**	**$216,950**	**$216,950**	
Franklin Arms VA 6-25	**Generators**	**1460**		**$106,185**	**$71,890**	**$71,890**	**$71,890**	
	A/E Generators	**1430**		**$0**	**$6,450**	**$6,450**	**$6,450**	
	Subtotal			**$106,185**	**$78,340**	**$78,340**	**$78,340**	
	Total Programmed Work			**$6,866,864**	**$6,866,864**	**$6,866,864**	**$6,866,864**	

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Norfolk Redevelopment and Housing Authority

FFY of Grant: 2004

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	9/13/2006		9/13/2008		
VA 6-5					
Moton Circle	9/13/2006		9/13/2008		
VA 6-6					
Diggs Town	9/13/2006		9/13/2008		
VA 6-8					
Grandy Village	9/13/2006		9/13/2008		
VA6-9					
Tidewater Gardens	9/13/2006		9/13/2008		
VA 6-10					
Young Terrace	9/13/2006		9/13/2008		
VA 6-11					
Calvert Square	9/13/2006		9/13/2008		
VA 6-12					
Oakleaf Forest	9/13/2006		9/13/2008		

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U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2004

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-18					
Partrea	9/13/2006		9/13/2008		
VA 6-19					
Huntersquare	9/13/2006		9/13/2008		
VA 6-20					
Bobbitt	9/13/2006		9/13/2008		
VA 6-21					
Sykes	9/13/2006		9/13/2008		
VA 6-22					
North Wellington	9/13/2006		9/13/2008		
VA 6-25					
Franklin Arms	9/13/2006		9/13/2008		
195					
HA Wide	9/13/2006		9/13/2008		

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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:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36P00650105	2005
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	$575,252	$0	$0	$0
3	1408 Management Improvements	$289,000	$155,811	$155,811	$155,811
4	1410 Administration (may not exceed 10% of line 20)	$400,000	$674,998	$674,998	$674,998
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$245,000	$882,418	$882,418	$882,418
8	1440 Site Acquisition	$0	$277,695	$277,695	$277,695
9	1450 Site Improvement	$350,000	$246,471	$246,471	$246,471
10	1460 Dwelling Structures	$2,917,500	$1,723,795	$1,723,795	$1,723,795
11	1465.1 Dwelling Equipment--Nonexpendable	$217,500	$202,280	$202,280	$202,280
12	1470 Non-dwelling Structures	$1,470,000	$639,148	$639,148	$639,148
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1490/1499 Repl.Reserves/Development Activities	$772,911	$2,434,547	$2,434,547	$2,434,547
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	7,237,163	7,237,163	7,237,163	7,237,163
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of line 20 Related to Section 504 Activities	$25,000	$0	$0	$0
23	Amount of line 20 Related to Security--Soft Costs	$21,000	$8,828	$8,828	$8,828
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Cons. Measures	$1,212,500	$669,997	$669,997	$669,997

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4·14·2010		

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650105 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2005

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	Funds Obligated	Funds Expended	
HA-Wide	**Computer Systems**	**1408**		$25,000	$2,435	$2,435	$2,435	
"	**Youth Services**	"		$32,000	$32,603	$32,603	$32,603	
"	**Staff Training**	"		$23,000	$16,364	$16,364	$16,364	
"	**Resident Management**	"		$51,000	$10,125	$10,125	$10,125	
"	**Security**	"		$21,000	$1,150	$1,150	$1,150	
"	**Security**	**1475**		$0	$7,678	$7,678	$7,678	
"	**Learning Centers**	**1408**		$42,000	$43,538	$43,538	$43,538	
"	**Resident Management Interns**	"		$35,000	$0	$0	$0	
"	**Strategic Planning**	"		$60,000	$41,918	$41,918	$41,918	
"	**Operations**	**1406**		$575,252	$0	$0	$0	
"	**Administration**	**1410**		$400,000	$674,998	$674,998	$674,998	
"	**Inspections**	**1430**		$75,000	$91,152	$91,152	$91,152	
	Subtotal HA-Wide			**$1,339,252**	**$921,961**	**$921,961**	**$921,961**	
Tidewater S. Va 6-2	**Kitchens**	**1460**		$10,000	$61,592	$61,592	$61,592	
	Tile	**1460**		$10,000	$25,171	$25,171	$25,171	
	Energy Improvements	**1460**		$7,500	$3,621	$3,621	$3,621	
	Exterior Paint	**1460**		$15,000	$21,190	$21,190	$21,190	
	Handicap Features	**1450**		$5,000	$0	$0	$0	
	Sidewalk Repairs	**1450**		$5,000	$5,000	$5,000	$5,000	
	Sewer Repairs	**1450**		$5,000	$18,769	$18,769	$18,769	
	Subtotal			**$57,500**	**$135,343**	**$135,343**	**$135,343**	

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PHA Name:	Grant Type and Number	FFY of Grant:
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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	Funds Obligated	Funds Expended	
Diggs Va 6-6	**A/E Boiler Room**	**1430**		$70,000	$75,958	$75,958	$75,958	
	Gym	**1470**		$400,000	$90,959	$90,959	$90,959	
	Columns	**1460**		$100,000	$30,000	$30,000	$30,000	
	Boiler Room	**1470**		$600,000	$0	$0	$0	
	Kitchens	**1460**		$30,000	$73,171	$73,171	$73,171	
	Handicap Features	**1450**		$5,000	$0	$0	$0	
	Tile	**1460**		$10,000	$0	$0	$0	
	Site Improvements	**1450**		$30,000	$3,414	$3,414	$3,414	
	Ranges	**1465**		$125,000	$117,300	$117,300	$117,300	
	Sewers	**1450**		$20,000	$78,845	$78,845	$78,845	
	Window Screens	**1460**		$30,000	$0	$0	$0	
	Subtotal			**$1,420,000**	**$469,647**	**$469,647**	**$469,647**	
Grandy Va 6-8	**Replacement Reserve**	**1490**		$772,911	$772,911	$772,911	$772,911	
	Exterior Paint	**1460**		$35,000	$30,990	$30,990	$30,990	
	Site	**1450**		$0	$79,378	$79,378	$79,378	
	Dwelling	**1460**		$0	$471,348	$471,348	$471,348	
	Non-Dwelling	**1470**		$0	$67,500	$67,500	$67,500	
	MOD Used for Development	**1499**		$0	$1,289,984	$1,289,984	$1,289,984	
	Subtotal			**$807,911**	**$2,712,111**	**$2,712,111**	**$2,712,111**	
Grandy Village Rev Va 6-32	**Mixed Finance**	**1499**		$0	$371,652	$371,652	$371,652	
	A&E Design	**1430**		$0	$201,615	$201,615	$201,615	
	Planning	**1430**		$0	$380,497	$380,497	$380,497	
	Acquisition	**1440**		$0	$277,695	$277,695	$277,695	
	Reclass Dwelling	**1460**		$0	$328,653	$328,653	$328,653	
	Subtotal			**$0**	**$1,560,112**	**$1,560,112**	**$1,560,112**	

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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	Funds Obligated	Funds Expended	
Tidewater Va 6-9	**Kitchens**	**1460**		$25,000	$82,285	$82,285	$82,285	
	Tile	**1460**		$15,000	$35,880	$35,880	$35,880	
	A&E Sewers	**1430**		$0	$3,192	$3,192	$3,192	
	Energy Improvements	**1460**		$10,000	$673	$673	$673	
	Exterior Paint	**1460**		$30,000	$41,889	$41,889	$41,889	
	Handicap Features	**1450**		$5,000	$0	$0	$0	
	Sidewalk Repairs	**1450**		$20,000	$10,000	$10,000	$10,000	
	Sewer Repairs	**1450**		$20,000	$51,065	$51,065	$51,065	
	Subtotal			**$125,000**	**$224,984**	**$224,984**	**$224,984**	
Young Va 6-10	**Kitchens**	**1460**		$40,000	$137,657	$137,657	$137,657	
	Tile	**1460**		$30,000	$108,235	$108,235	$108,235	
	A/E Cathodic Protection	**1430**		$25,000	$27,324	$27,324	$27,324	
	Cathodic Protection	**1450**		$200,000	$0	$0	$0	
	Fire Supression	**1470**		$20,000	$0	$0	$0	
	Boiler Room	**1470**		$0	$15,200	$15,200	$15,200	
	Handicap Features	**1450**		$5,000	$0	$0	$0	
	Energy Improvements	**1460**		$0	$6,376	$6,376	$6,376	
	Windows	**1460**		$1,000,000	$0	$0	$0	
	Subtotal			**$1,320,000**	**$294,792**	**$294,792**	**$294,792**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650105 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2005

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	Funds Obligated	Funds Expended	
Calvert Va 6-11	**A/E Boilers**	**1430**		$35,000	$40,000	$40,000	$40,000	
	Boiler Room	**1470**		$450,000	$465,489	$465,489	$465,489	
	Columns	**1460**		$30,000	$29,603	$29,603	$29,603	
	Handicap Features	**1450**		$5,000	$0	$0	$0	
	Subtotal			**$520,000**	**$535,092**	**$535,092**	**$535,092**	
Oakleaf Va 6-12	**AC**	**1460**		$1,000,000	$0	**$0**	**$0**	
	Porches	**1460**		$50,000	$45,537	$45,537	$45,537	
	Fire Unit Oakleaf	**1460**		$0	$101,312	$101,312	$101,312	
	Screens	**1460**		$20,000	$0	$0	$0	
	Ranges	**1465**		$75,000	$68,380	$68,380	$68,380	
	Subtotal			**$1,145,000**	**$215,229**	**$215,229**	**$215,229**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650105 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2005

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	Funds Obligated	Funds Expended	
Partrea Va 6-18	**Carpet**	**1460**		$70,000	$37,318	$37,318	$37,318	
	Subtotal			**$70,000**	**$37,318**	**$37,318**	**$37,318**	
Huntersquare Va 6-19	**A/E Heat Plant**	**1430**		$40,000	$62,680	$62,680	$62,680	
	Paint	**1460**		$40,000	$0	$0	$0	
	Subtotal			**$80,000**	**$62,680**	**$62,680**	**$62,680**	
Bobbitt Va 6-20	**Boilers**	**1460**		$125,000	$0	**$0**	**$0**	
	Parking Lot	**1450**		$25,000	$0	**$0**	**$0**	
	Subtotal			**$150,000**	**$0**	**$0**	**$0**	
Sykes Va 6-21	**Cooling Tower**	**1460**		$40,000	$0	**$0**	**$0**	
	Roofing	**1460**		$20,000	$51,043	**$51,043**	**$51,043**	
	Entry Doors	**1460**		$30,000	$0	**$0**	**$0**	
	Subtotal			**$90,000**	**$51,043**	**$51,043**	**$51,043**	
North Wellington Va 6-22	**HVAC**	**1460**		$90,000	$251	$251	$251	
	Flooring	**1460**		$5,000	$0	$0	$0	
	Ranges	**1465**		$7,500	$6,900	$6,900	$6,900	
	Refrigerators	**1465**		$10,000	$9,700	$9,700	$9,700	
	Subtotal			**$112,500**	**$16,851**	**$16,851**	**$16,851**	
	Total Programmed Work			**$7,237,163**	**$7,237,163**	**$7,237,163**	**$7,237,163**	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2005

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	8/17/2007		8/17/2009		
VA 6-6					
Diggs Town	8/17/2007		8/17/2009		
VA 6-8					
Grandy Village	8/17/2007		8/17/2009		
VA6-32					
Grandy Village Rev	8/17/2007		8/17/2009		
VA6-9					
Tidewater Gardens	8/17/2007		8/17/2009		
VA 6-10					
Young Terrace	8/17/2007		8/17/2009		
VA 6-11					
Calvert Square	8/17/2007		8/17/2009		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2005

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-12					
Oakleaf Forest	8/17/2007		8/17/2009		
VA 6-18					
Partrea	8/17/2007		8/17/2009		
VA 6-19					
Huntersquare	8/17/2007		8/17/2009		
VA 6-20					
Bobbitt	8/17/2007		8/17/2009		
VA 6-21					
Sykes	8/17/2007		8/17/2009		
VA 6-22					
North Wellington	8/17/2007		8/17/2009		
195					
HA Wide	8/17/2007		8/17/2009		

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36P00650106	2006
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements	$139,988	$139,988	$139,988	$139,178
4	1410 Administration (may not exceed 10% of line 20)	$573,446	$573,446	$573,446	$573,446
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$632,763	$632,763	$632,763	$645,538
8	1440 Site Acquisition				
9	1450 Site Improvement	$347,580	$347,580	$347,580	$347,580
10	1460 Dwelling Structures	$2,131,063	$2,131,063	$2,131,063	$1,954,518
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures	$605,543	$605,543	$605,543	$556,365
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	$1,677,736	$1,677,736	$1,677,736	$1,191,832
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	6,108,119	$6,108,119	$6,108,119	$5,408,457
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 Cons. Measures	$746,261	$746,261	$746,261	$662,350

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4.14.2010		

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650106 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
HA-Wide	**Preventative Maintenance**	**1408**		$1,409	$1,409	$1,409	$1,409	
	Learning Centers	**1408**		$34,881	$34,881	$34,881	$34,881	
	Staff Training	**1408**		$3;715	$3,715	$3,715	$3,715	
	Youth Services	**1408**		$33,000	$33,000	$33,000	$31,771	
	Fringe Benefits	**1408**		$3,562	$3,562	$3,562	$3,981	
	DP Software	**1408**		$11,064	$11,064	$11,064	$11,064	
	DP Equipment	**1475**		$18,857	$18,857	$18,857	$18,857	
	Resident Management	**1408**		$33,500	$33,500	$33,500	$33,500	
	Inspections	**1430**		$15,679	$15,679	$15,679	$15,679	
	Fringe Benefits	**1430**		$1,012	$1,012	$1,012	$1,012	
	Admin Cost	**4120**		$573,446	$573,446	$573,446	$573,446	
	Subtotal HA-Wide			**$730,125**	**$730,125**	**$730,125**	**$729,315**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650106 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
Tidewater S. Va 6-2	**A&E Cathodic Protection**	**1430**		$32,000	$32,000	$32,000	$21,737	
	Kitchens	**1460**		$60,000	$60,000	$60,000	$60,000	
	Tile	**1460**		$59,617	$59,617	$59,617	$32,746	
	Energy Improvements	**1460**		$11,994	$11,994	$11,994	$11,994	
	Advertising/Printing	**1430**		$774	$774	$774	$774	
	Tech Salary	**1430**		$333	$333	$333	$333	
	Fringe Benefits	**1430**		$111	$111	$111	$111	
	Subtotal			**$164,829**	**$164,829**	**$164,829**	**$127,695**	
Moton Va 6-5	**Energy Improvements**	**1460**		$10,407	$10,407	$10,407	$10,407	
	Tech Salary	**1430**		$403	$403	$403	$403	
	Fringe Benefits	**1430**		$139	$139	$139	$139	
	Subtotal			**$10,949**	**$10,949**	**$10,949**	**$10,949**	

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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	Funds Obligated	Funds Expended	
Diggs Va 6-6	**Kitchens**	**1460**		$150,000	$150,000	$150,000	$150,000	
	Columns/Repairs	**1460**		$20,000	$20,000	$20,000	$20,000	
	Energy Improvements	**1460**		$25,598	$25,598	$25,598	$25,598	
	Inspections	**1430**		$7,686	$7,686	$7,686	$7,686	
	Tech Salary	**1430**		$2,508	$2,508	$2,508	$2,508	
	Fringe Benefits	**1430**		$3,990	$3,990	$3,990	$3,990	
	Boiler Room	**1470**		$124,561	$124,561	$124,561	$124,561	
	Subtotal			**$334,343**	**$334,343**	**$334,343**	**$334,343**	
Grandy Village Va 6-8	**Exterior Paint**	**1460**		$13,750	$13,750	$13,750	$13,750	
	Energy Improvements	**1460**		$20,726	$20,726	$20,726	$20,726	
	MOD Used for Development	**1499**		$1,677,736	$1,677,736	$1,677,736	$1,191,832	
	Advertisement/Printing	**1430**		$79	$79	$79	$79	
	Tech Salary	**1430**		$43,025	$43,025	$43,025	$43,025	
	Inspections	**1430**		$19,751	$19,751	$19,751	$19,751	
	Fringe Benefits	**1430**		$19,417	$19,417	$19,417	$19,417	
	Subtotal			**$1,794,484**	**$1,794,484**	**$1,794,484**	**$1,308,580**	
Grandy Village Rev Va 6-32	**A&E Community Center Design**	**1430**		$297,544	$297,544	$297,544	$297,544	
	Subtotal			**$297,544**	**$297,544**	**$297,544**	**$297,544**	

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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	Funds Obligated	Funds Expended	
Tidewater Va 6-9	**A&E Cathodic Protection**	**1430**		$68,000	$68,000	$68,000	$46,114	
	Kitchens	**1460**		$100,000	$100,000	$100,000	$100,000	
	Tile	**1460**		$100,000	$100,000	$100,000	$89,822	
	Energy Improvements	**1460**		$25,384	$25,384	$25,384	$25,384	
	Subtotal			**$293,384**	**$293,384**	**$293,384**	**$261,320**	
Young Va 6-10	**Cathodic Protection**	**1450**		$346,203	$346,203	$346,203	$346,203	
	Advertisement/Printing	**1450**		$1,377	$1,377	$1,377	$1,377	
	A&E Design for Elec. Dist.	**1430**		$30,000	$30,000	$30,000	$29,352	
	Tech Salary	**1430**		$222	$222	$222	$222	
	Inspections	**1430**		$2,456	$2,456	$2,456	$2,456	
	Fringe Benefits	**1430**		$1,057	$1,057	$1,057	$1,057	
	Kitchens	**1460**		$130,000	$130,000	$130,000	$130,000	
	Tile	**1460**		$129,297	$129,297	$129,297	$129,297	
	Energy Improvements	**1460**		$50,495	$50,495	$50,495	$50,469	
	Subtotal			**$691,107**	**$691,107**	**$691,107**	**$690,433**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650106 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
Calvert Va 6-11	**Energy Improvements**	**1460**		$21,425	$21,425	$21,425	$21,425	
	Porch Repair	**1460**		$57,731	$57,731	$57,731	$57,731	
	A&E Porches	**1430**		$10,300	$10,300	$10,300	$10,300	
	Tech Salary	**1430**		$1,389	$1,389	$1,389	$1,389	
	Inspections	**1430**		$6,107	$6,107	$6,107	$6,107	
	Fringe Benefits	**1430**		$2,960	$2,960	$2,960	$2,960	
	Subtotal			**$99,912**	**$99,912**	**$99,912**	**$99,912**	
Oakleaf Va 6-12	**Column Repairs**	**1460**		$60,000	$60,000	$60,000	$5,045	
	Energy Improvements	**1460**		$15,609	$15,609	$15,609	$15,609	
	Tech Salary	**1430**		$2,577	$2,577	$2,577	$2,577	
	Inspections	**1430**		$11,178	$11,178	$11,178	$11,178	
	Fringe Benefits	**1430**		$4,777	$4,777	$4,777	$4,777	
	Subtotal			**$94,141**	**$94,141**	**$94,141**	**$39,186**	
Partrea Va 6-18	**Doors & Hardware**	**1460**		$157,444	$157,444	$157,444	$157,223	
	Advertising/Printing	**1460**		$298	$298	$298	$298	
	Energy Improvements	**1460**		$6,921	$6,921	$6,921	$6,921	
	Tech Salary	**1430**		$426	$426	$426	$426	
	Inspections	**1430**		$977	$977	$977	$977	
	Fringe Benefits	**1430**		$490	$490	$490	$490	
	Subtotal			**$166,556**	**$166,556**	**$166,556**	**$166,335**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650106 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
Huntersquare Va 6-19	**Doors & Hardware**	**1460**		$181,243	$181,243	$181,243	$180,834	
	Advertising/Printing	**1460**		$1,069	$1,069	$1,069	$1,069	
	Replace Unit Heat Exchangers	**1460**		$518,430	$518,430	$518,430	$452,045	
	Energy Improvements	**1460**		$22,997	$22,997	$22,997	$5,497	
	A&E Roof Design	**1430**		$30,000	$30,000	$30,000	$32,575	
	A&E Site Work	**1430**		$0	$0	$0	$42,997	
	Tech Salary	**1430**		$634	$634	$634	$634	
	Fringe Benefits	**1430**		$244	$244	$244	$244	
	Advertising/Printing	**1470**		$858	$858	$858	$858	
	Boiler Room Renovation	**1470**		$480,124	$480,124	$480,124	$430,946	
	Subtotal			**$1,235,599**	**$1,235,599**	**$1,235,599**	**$1,147,699**	
Bobbitt Va 6-20	**Energy Improvements**	**1460**		$5,131	$5,131	$5,131	$5,131	
	Doors & Hardware	**1460**		$49,496	$49,496	$49,496	$49,496	
	Advertising/Printing	**1460**		$298	$298	$298	$298	
	Tech Salary	**1430**		$2,570	$2,570	$2,570	$2,570	
	Inspections	**1430**		$5,512	$5,512	$5,512	$5,512	
	Fringe Benefits	**1430**		$3,174	$3,174	$3,174	$3,174	
	Subtotal			**$66,181**	**$66,181**	**$66,181**	**$66,181**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650106 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
Sykes Va 6-21	**Energy Improvements**	**1460**		$5,104	$5,104	$5,104	$5,104	
	Doors & Hardware	**1460**		$39,689	$39,689	$39,689	$39,689	
	Advertising/Printing	**1460**		$298	$298	$298	$298	
	Tech Salary	**1430**		$457	$457	$457	$457	
	Inspections	**1430**		$1,460	$1,460	$1,460	$1,460	
	Fringe Benefits	**1430**		$912	$912	$912	$912	
	Subtotal			**$47,920**	**$47,920**	**$47,920**	**$47,920**	
North Wellington Va 6-22	**Roof**	**1460**		$73,936	$73,936	$73,936	$73,936	
	Advertising/Printing	**1460**		$636	$636	$636	$636	
	Subtotal			**$74,572**	**$74,572**	**$74,572**	**$74,572**	
Franklin Arms Va 6-25	**Energy Improvements**	**1460**		$6,040	$6,040	$6,040	$6,040	
	Tech Salary	**1430**		$319	$319	$319	$319	
	Fringe Benefits	**1430**		$114	$114	$114	$114	
	Subtotal			**$6,473**	**$6,473**	**$6,473**	**$6,473**	
	Total Programmed Work			**$6,108,119**	**$6,108,119**	**$6,108,119**	**$5,408,457**	

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PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2006

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	7/17/2008		7/17/2010		
VA 6-5					
Moton Circle	7/17/2008		7/17/2010		
VA 6-6					
Diggs Town	7/17/2008		7/17/2010		
VA 6-8					
Grandy Village	7/17/2008		7/17/2010		
VA6-9					
Tidewater Gardens	7/17/2008		7/17/2010		
VA 6-10					
Young Terrace	7/17/2008		7/17/2010		
VA 6-11					
Calvert Square	7/17/2008		7/17/2010		
VA 6-12					
Oakleaf Forest	7/17/2008		7/17/2010		

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PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2006

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-18					
Partrea	7/17/2008		7/17/2010		
VA 6-19					
Huntersquare	7/17/2008		7/17/2010		
VA 6-20					
Bobbitt	7/17/2008		7/17/2010		
VA 6-21					
Sykes	7/17/2008		7/17/2010		
VA 6-22					
North Wellington	7/17/2008		7/17/2010		
VA 6-25					
Franklin Arms	7/17/2008		7/17/2010		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2006

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-32					
Grandy Village Rev	7/17/2008		7/17/2010		
195					
HA Wide	7/17/2008		7/17/2010		

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36P00650107	2007
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2008** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	$60,337	$60,337	$32,232	$0
3	1408 Management Improvements	$196,415	$196,415	$196,415	$119,690
4	1410 Administration (may not exceed 10% of line 20)	$614,097	$614,097	$614,063	$605,132
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$1,936,792	$1,936,792	$1,936,375	$897,283
8	1440 Site Acquisition				
9	1450 Site Improvement	$1,084,855	$1,084,855	$841,369	$161,118
10	1460 Dwelling Structures	$1,168,247	$1,168,247	$1,214,036	$855,060
11	1465.1 Dwelling Equipment--Nonexpendable	$90,830	$90,830	$90,830	$0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	$992,460	$992,460	$992,460	$152,293
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	6,144,033	6,144,033	5,917,780	2,790,576
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$1,000	$1,000	$395	$395
23	Amount of line 20 Related to Security--Soft Costs				
24	Amount of line 20 Related to Security--Hard Costs	$254,000	$254,000	$254,000	$229,000
25	Amount of line 20 Related to Energy Cons. Measures	$126,844	$126,844	$126,194	$20,250

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4.14.2010		

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2007**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
HA-Wide	**TCB Developer**	**1406**		**$60,337**	$60,337	$32,232	$0	
	Preventative Maintenance	**1408**		**$13,343**	$28,343	$28,343	$13,343	
	Security	**1408**		**$25,000**	$25,000	$25,000	$0	
	Learning Centers	**1408**		**$44,981**	$44,981	$44,981	$44,981	
	Youth Services	**1408**		**$35,000**	$35,000	$35,000	$1,275	
	Resident Management	**1408**		**$42,500**	$27,500	$27,500	$24,500	
	Strategic Planning	**1408**		**$33,119**	$33,119	$33,119	$33,119	
	Fringe Benefits	**1408**		**$2,472**	$2,472	$2,472	$2,472	
	Admin Cost	**1410**		**$614,097**	$614,097	$614,063	$605,132	
	Subtotal HA-Wide			**$870,849**	**$870,849**	**$842,710**	**$724,822**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2007**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Tidewater VA 6-2	**A&E Services**	**1430**		**$24,626**	$24,626	$24,626	$16,596	
	Tech Salary	**1430**		**$1,638**	$1,638	$1,638	$1,638	
	Inspections	**1430**		**$32**	$32	$32	$32	
	Fringe Benefits	**1430**		**$634**	$634	$634	$634	
	Cathodic Protection	**1450**		**$307,000**	$307,000	$307,026	$27,849	
	Advertising/Printing	**1450**		**$1,000**	$1,000	$974	$974	
	Site Concrete	**1450**		**$15,000**	$15,000	$15,000	$14,068	
	Kitchens	**1460**		**$75,000**	$75,000	$75,000	$12,698	
	Tile	**1460**		**$75,000**	$75,000	$75,000	$3,137	
	Energy Improvements	**1460**		**$11,213**	$11,213	$11,213	$6,338	
	Subtotal Tidewater			**$511,143**	**$511,143**	**$511,143**	**$83,964**	

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PHA Name:	Grant Type and Number	FFY of Grant: 2007
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Moton VA 6-5	**Site Concrete**	**1450**		**$5,500**	$5,500	$5,500	$2,281	
	Cathodic Protection Repairs	**1450**		**$700**	$700	$0	$0	
	A&E Services	**1430**		**$5,500**	$5,500	$5,500	$3,707	
	Tech Salary	**1430**		**$1,006**	$1,006	$1,006	$1,006	
	Fringe Benefits	**1430**		**$353**	$353	$353	$353	
	Energy Improvements	**1460**		**$603**	$603	$603	$603	
	Development Activities	**1499**		**$4,000**	$4,000	$4,000	$4,000	
	Subtotal Moton			**$17,662**	**$17,662**	**$16,962**	**$11,950**	
Diggs VA 6-6	**Site Concrete**	**1450**		**$17,855**	$17,855	$17,855	$9,039	
	Cathodic Protection Repairs	**1450**		**$4,300**	$4,300	$1,880	$1,880	
	A&E Services	**1430**		**$16,816**	$16,816	$16,816	$11,332	
	Tech Salary	**1430**		**$3,161**	$3,161	$3,161	$3,161	
	Inspections	**1430**		**$7,232**	$7,232	$7,232	$7,232	
	Fringe Benefits	**1430**		**$4,514**	$4,514	$4,514	$4,514	
	Kitchens	**1460**		**$171,170**	$171,170	$171,170	$169,548	
	Column Repairs	**1460**		**$20,000**	$20,000	$20,000	$17,628	
	Exterior Paint	**1460**		**$28,750**	$28,750	$28,750	$28,750	
	Advertising/Printing	**1460**		**$608**	$608	$608	$608	
	Energy Improvements	**1460**		**$8,306**	$8,306	$7,656	$4,327	
	Subtotal Diggs			**$282,712**	**$282,712**	**$279,642**	**$258,019**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2007**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Grandy VA 6-8	**Site Concrete**	**1450**		**$16,100**	$16,100	$16,100	$5,750	
	A&E Services	**1430**		**$3,506**	$3,506	$3,506	$2,363	
	A&E Services	**1430**		**$867,793**	$867,793	$867,793	$237,434	
	Tech Salary	**1430**		**$30,958**	$30,958	$30,958	$30,958	
	Inspections	**1430**		**$31,052**	$31,052	$31,052	$31,052	
	Fringe Benefits	**1430**		**$19,859**	$19,859	$19,859	$19,859	
	Energy Improvements	**1460**		**$1,597**	$1,597	$1,597	$903	
	Development Activities	**1499**		**$988,460**	$988,460	$988,460	$148,293	
	Subtotal Grandy			**$1,959,325**	**$1,959,325**	**$1,959,325**	**$476,612**	
Young VA 6-10	**Site Concrete**	**1450**		**$35,000**	$35,000	$35,000	$31,063	
	Cathodic Protection Repairs	**1450**		**$4,963**	$4,963	$3,465	$3,465	
	A&E Services	**1430**		**$29,968**	$29,968	$29,968	$20,194	
	Tech Salary	**1430**		**$3,675**	$3,675	$3,675	$3,675	
	Inspections	**1430**		**$10,216**	$10,216	$10,216	$10,216	
	Fringe Benefits	**1430**		**$5,402**	$5,402	$5,402	$5,402	
	504 Compliance H/C	**1460**		**$1,000**	$1,000	$395	$395	
	Kitchens	**1460**		**$136,657**	$136,657	$136,657	$95,679	
	Tile	**1460**		**$60,843**	$60,843	$61,448	$6,685	
	Energy Improvements	**1460**		**$13,644**	$13,644	$13,644	$7,712	
	Subtotal Young			**$301,368**	**$301,368**	**$299,870**	**$184,486**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Calvert VA 6-11	**Site Improvements**	**1450**		**$24,042**	$24,042	$24,042	$5,416	
	Cathodic Protection Repairs	**1450**		**$9,700**	$9,700	$14,318	$14,318	
	Landscape	**1450**		**$10,000**	$10,000	$10,000	$8,597	
	A&E Services	**1430**		**$22,354**	$22,354	$24,334	$8,325	
	Tech Salary	**1430**		**$3,136**	$3,136	$3,136	$3,136	
	Inspections	**1430**		**$7,458**	$7,458	$7,458	$7,458	
	Fringe Benefits	**1430**		**$4,569**	$4,569	$4,569	$4,569	
	Porch/Column Repairs	**1460**		**$40,000**	$40,000	$40,000	$25,802	
	Energy Improvements	**1460**		**$5,624**	$5,624	$5,624	$3,179	
	Ranges	**1465**		**$90,830**	$90,830	$90,830	$0	
	Subtotal Calvert			**$217,713**	**$217,713**	**$224,311**	**$80,800**	
Oakleaf VA 6-12	**A&E Services**	**1430**		**$508,605**	$508,605	$494,126	$282,756	
	Tech Salary	**1430**		**$1,783**	$1,783	$1,783	$1,783	
	Inspections	**1430**		**$28,993**	$28,993	$28,993	$28,993	
	Fringe Benefits	**1430**		**$11,429**	$11,429	$11,429	$11,429	
	Site Concrete	**1450**		**$24,510**	$24,510	$24,510	$24,041	
	Energy Improvements	**1460**		**$4,662**	$4,662	$4,662	$2,635	
	Subtotal Oakleaf			**$579,982**	**$579,982**	**$565,503**	**$351,637**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2007**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Partrea VA 6-18	**A&E Services**	**1430**		**$10,271**	$10,271	$10,271	$8,789	
	Tech Salary	**1430**		**$1,336**	$1,336	$1,336	$1,336	
	Inspections	**1430**		**$86**	$86	$86	$86	
	Fringe Benefits	**1430**		**$537**	$537	$537	$537	
	Door Hardware (Wing)	**1460**		**$50,000**	$50,000	$50,000	$50,000	
	Energy Improvements	**1460**		**$2,068**	$2,068	$2,068	$1,169	
	Subtotal Partrea			**$64,298**	**$64,298**	**$64,298**	**$61,917**	
Huntersquare VA 6-19	**Landscape**	**1450**		**$1,700**	$1,700	$0	$0	
	Site Concrete	**1450**		**$0**	$0	$1,808	$750	
	A&E Services	**1430**		**$23,545**	$23,545	$23,545	$19,661	
	Tech Salary	**1430**		**$5,890**	$5,890	$5,890	$5,890	
	Inspections	**1430**		**$251**	$251	$251	$251	
	Fringe Benefits	**1430**		**$2,170**	$2,170	$2,170	$2,170	
	Advertising/Printing	**1460**		**$2,000**	$2,000	$1,848	$1,848	
	Security/Fire Alarm Upgrades	**1460**		**$229,000**	$229,000	$229,000	$229,000	
	Roofing	**1460**		**$209,000**	$209,000	$255,591	$169,916	
	Energy Improvements	**1460**		**$1,651**	$1,651	$1,651	$933	
	Subtotal Huntersquare			**$475,207**	**$475,207**	**$521,754**	**$430,419**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2007**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Bobbitt VA 6-20	**A&E Services**	**1430**		**$75,045**	$75,045	$10,205	$9,112	
	Tech Salary	**1430**		**$4,710**	$4,710	$4,710	$4,710	
	Inspections	**1430**		**$4,944**	$4,944	$4,944	$4,944	
	Fringe Benefits	**1430**		**$3,854**	$3,854	$3,854	$3,854	
	Energy Improvements	**1460**		**$1,524**	$1,524	$1,524	$861	
	Door Hardware	**1460**		**$10,000**	$10,000	$10,000	$10,000	
	Subtotal Bobbitt			**$100,077**	**$100,077**	**$35,237**	**$33,481**	
Sykes VA 6-21	**Landscape**	**1450**		**$578,323**	$578,323	$334,489	$0	
	Site Concrete	**1450**		**$3,400**	$3,400	$3,400	$2,438	
	Printing/Advertising	**1450**		**$1,000**	$1,000	$1,240	$1,240	
	A&E Services	**1430**		**$137,425**	$137,425	$214,347	$69,557	
	Tech Salary	**1430**		**$1,555**	$1,555	$1,555	$1,555	
	Inspections	**1430**		**$32**	$32	$32	$32	
	Fringe Benefits	**1430**		**$592**	$592	$592	$592	
	Energy Improvements	**1460**		**$1,524**	$1,524	$1,524	$861	
	Subtotal Sykes			**$723,851**	**$723,851**	**$557,179**	**$76,275**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2007

Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
N. Wellington VA 6-22	**Site Concrete**	**1450**		**$20,862**	$20,862	$20,862	$4,500	
	A&E Services	**1430**		**$706**	$706	$706	$381	
	Tech Salary	**1430**		**$138**	$138	$138	$138	
	Fringe Benefits	**1430**		**$100**	$100	$100	$43	
	Subtotal N. Wellington			**$21,806**	**$21,806**	**$21,806**	**$5,062**	
Franklin Arms VA 6-25	**A&E Services**	**1430**		**$2,824**	$2,824	$2,824	$1,524	
	Tech Salary	**1430**		**$1,156**	$1,156	$1,156	$1,156	
	Fringe Benefits	**1430**		**$433**	$433	$433	$433	
	Energy Improvements	**1460**		**$1,814**	$1,814	$1,814	$1,025	
	Subtotal Franklin Arms			**$6,227**	**$6,227**	**$6,227**	**$4,138**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2007

Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Scattered Sites VA 6-24	**A&E Services**	**1430**		**$480**	$480	$480	$259	
	Subtotal Scattered Sites			**$480**	**$480**	**$480**	**$259**	
Grandy Village Rev VA6-32	**A&E Services**	**1430**		**$2,444**	$2,444	$2,444	$466	
	Site Concrete	**1450**		**$3,900**	$3,900	$3,900	$3,449	
	Energy Improvements	**1460**		**$4,989**	$4,989	$4,989	$2,820	
	Subtotal Grandy Village Rev			**$11,333**	**$11,333**	**$11,333**	**$6,735**	
	Total Programmed Work			**$6,144,033**	**$6,144,033**	**$5,917,780**	**$2,790,576**	

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PHA Name: Norfolk Redevelopment and Housing Authority

FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	9/12/2009		9/12/2011		
VA 6-5					
Moton Circle	9/12/2009		9/12/2011		
VA 6-6					
Diggs Town	9/12/2009		9/12/2011		
VA 6-8					
Grandy Village	9/12/2009		9/12/2011		
VA 6-10					
Young Terrace	9/12/2009		9/12/2011		
VA 6-11					
Calvert Square	9/12/2009		9/12/2011		
VA 6-12					
Oakleaf Forest	9/12/2009		9/12/2011		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2007

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-18					
Partrea	9/12/2009		9/12/2011		
VA 6-19					
Huntersquare	9/12/2009		9/12/2011		
VA 6-20					
Bobbitt	9/12/2009		9/12/2011		
VA 6-21					
Sykes	9/12/2009		9/12/2011		
VA 6-22					
North Wellington	9/12/2009		9/12/2011		
VA 6-24					
Scattered Sites	9/12/2009		9/12/2011		
VA 6-25					
Franklin Arms	9/12/2009		9/12/2011		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Norfolk Redevelopment and Housing Authority

FFY of Grant: 2007

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-32					
Grandy Village Rev	9/12/2009		9/12/2011		
195					
HA Wide	9/12/2009		9/12/2011		

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36P00650108	2008
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements	$230,000	$230,000	$141,065	$85,606
4	1410 Administration (may not exceed 10% of line 20)	$517,500	$517,500	$508,572	$502,920
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$483,000	$483,000	$560,400	$554,359
8	1440 Site Acquisition				
9	1450 Site Improvement	$2,342,538	$2,342,538	$38,994	$38,994
10	1460 Dwelling Structures	$1,772,500	$1,772,500	$210,460	$208,383
11	1465.1 Dwelling Equipment--Nonexpendable	$111,000	$111,000	$76,241	$76,176
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	$1,000,000	$1,000,000	$1,000,000	$206,474
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	6,456,538	6,456,538	2,535,732	1,672,912
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	$25,000	$25,000	$25,000	$0
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Cons. Measures	$266,000	$266,000	$49,422	$49,292

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4·14·2010		

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2008**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
HA-Wide	**Preventative Maintenance**	**1408**		**$0**	$0	$19,322	$19,322	
	Security	**1408**		**$25,000**	$25,000	$25,000	$0	
	Learning Centers	**1408**		**$45,000**	$45,000	$44,981	$44,981	
	Staff Training	**1408**		**$15,000**	$15,000	$0	$0	
	Youth Services	**1408**		**$35,000**	$35,000	$0	$0	
	DP Software	**1408**		**$15,000**	$15,000	$0	$0	
	Resident Management	**1408**		**$50,000**	$50,000	$35,000	$10,000	
	Resident Management Interns	**1408**		**$30,000**	$30,000	$0	$0	
	Strategic Planning	**1408**		**$15,000**	$15,000	$16,762	$11,303	
	Admin Salary - Tech	**1430**		**$84,000**	$84,000	$22,859	$22,859	
	Inspections	**1430**		**$174,000**	$174,000	$0	$0	
	Admin Cost	**1410**		**$517,500**	$517,500	$508,572	$502,920	
	Subtotal HA-Wide			**$1,005,500**	**$1,005,500**	**$672,496**	**$611,385**	

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HA Name:	**Grant Type and Number**	**FFY of Grant: 2008**
lorfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Tidewater VA 6-2	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$6,206	$6,206	
	Site Concrete	**1450**		**$30,000**	$30,000	$0	$0	
	Site Improvements	**1450**		**$75,000**	$75,000	$0	$0	
	Building Exterior/Windows	**1460**		**$65,000**	$65,000	$0	$0	
	Kitchens	**1460**		**$50,000**	$50,000	$0	$0	
	Tile	**1460**		**$50,000**	$50,000	$0	$0	
	Energy Improvements	**1460**		**$10,000**	$10,000	$0	$0	
	Subtotal Tidewater			**$280,000**	**$280,000**	**$6,206**	**$6,206**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Moton VA 6-5	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$5,054	$5,054	
	Sewer Cleaning	**1450**		**$5,000**	$5,000	$0	$0	
	Sewer Repairs	**1450**		**$15,000**	$15,000	$0	$0	
	Site Concrete	**1450**		**$5,000**	$5,000	$0	$0	
	Building Interior/Exterior	**1460**		**$16,500**	$16,500	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Subtotal Moton			**$46,500**	**$46,500**	**$5,054**	**$5,054**	
Diggs VA 6-6	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$7,930	$7,930	
	Sewer Cleaning	**1450**		**$50,000**	$50,000	$0	$0	
	Site Concrete	**1450**		**$50,000**	$50,000	$0	$0	
	Site Improvements	**1450**		**$50,000**	$50,000	$0	$0	
	Kitchens	**1460**		**$70,000**	$70,000	$0	$0	
	Column/Porch Repairs	**1460**		**$50,000**	$50,000	$0	$0	
	Exterior Doors/Screen Doors	**1460**		**$50,000**	$50,000	$0	$0	
	Tile	**1460**		**$50,000**	$50,000	$0	$0	
	Exterior Paint	**1460**		**$40,000**	$40,000	$0	$0	
	Roofs	**1460**		**$20,000**	$20,000	$0	$0	
	Energy Improvements	**1460**		**$15,000**	$15,000	$0	$0	
	Subtotal Diggs			**$445,000**	**$445,000**	**$7,930**	**$7,930**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Grandy Village VA 6-8	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$227,966	$227,966	
	Site Concrete	**1450**		**$20,000**	$20,000	$0	$0	
	Site Improvements	**1450**		**$20,000**	$20,000	$0	$0	
	Energy Improvements	**1460**		**$10,000**	$10,000	$0	$0	
	Development Activities	**1499**		**$1,000,000**	$1,000,000	$1,000,000	$206,474	
	Subtotal Grandy			**$1,050,000**	**$1,050,000**	**$1,227,966**	**$434,440**	
Grandy Village Rev VA 6-32								
Young VA 6-10	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$20,852	$20,852	
	Electrical Distribution	**1450**		**$800,000**	$800,000	$36,927	$36,927	
	Advertising/Printing	**1450**		**$0**	$0	$1,209	$1,209	
	Site Improvements/Concrete	**1450**		**$50,000**	$50,000	$0	$0	
	Fencing	**1450**		**$70,000**	$70,000	$0	$0	
	Kitchens	**1460**		**$75,000**	$75,000	$0	$0	
	Tile	**1460**		**$50,000**	$50,000	$0	$0	
	Energy Improvements	**1460**		**$15,000**	$15,000	$0	$0	
	Subtotal Young			**$1,060,000**	**$1,060,000**	**$58,988**	**$58,988**	

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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	Funds Obligated	Funds Expended	
Calvert VA 6-11	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$5,921	$5,921	
	Site Concrete	**1450**		**$15,000**	$15,000	$0	$0	
	Site Improvements	**1450**		**$25,000**	$25,000	$0	$0	
	Kitchens	**1460**		**$50,000**	$50,000	$0	$0	
	Building Improvements/Windows	**1460**		**$21,000**	$21,000	$0	$0	
	Tile	**1460**		**$40,000**	$40,000	$0	$0	
	Energy Improvements	**1460**		**$10,000**	$10,000	$0	$0	
	Subtotal Calvert			**$161,000**	**$161,000**	**$5,921**	**$5,921**	
Oakleaf VA 6-12	**Fees & Costs / A&E Services**	**1430**		**$100,000**	$100,000	$107,062	$107,062	
	Sewer Cleaning	**1450**		**$35,000**	$35,000	$0	$0	
	Sewer Repair	**1450**		**$75,000**	$75,000	$0	$0	
	Site Improvements	**1450**		**$656,538**	$656,538	$0	$0	
	Paving	**1450**		**$30,000**	$30,000	$0	$0	
	Kitchens	**1460**		**$35,000**	$35,000	$0	$0	
	Tile	**1460**		**$25,000**	$25,000	$0	$0	
	Interior Upgrades	**1460**		**$100,000**	$100,000	$0	$0	
	Exterior Painting	**1460**		**$40,000**	$40,000	$0	$0	
	Energy Improvements	**1460**		**$10,000**	$10,000	$0	$0	
	Subtotal Oakleaf			**$1,106,538**	**$1,106,538**	**$107,062**	**$107,062**	

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Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Partrea VA 6-18	**Fees & Costs / A&E Services**	**1430**		**$25,000**	$25,000	$9,456	$9,456	
	Sewer Cleaning	**1450**		**$31,000**	$31,000	$0	$0	
	Paving	**1450**		**$45,000**	$45,000	$0	$0	
	Interior Upgrades	**1460**		**$50,000**	$50,000	$0	$0	
	Energy Improvements	**1460**		**$10,000**	$10,000	$57	$57	
	Refrigerators	**1465**		**$45,000**	$45,000	$1,000	$935	
	Subtotal Partrea			**$206,000**	**$206,000**	**$10,513**	**$10,448**	
Huntersquare VA 6-19	**Fees & Costs / A&E Services**	**1430**		**$25,000**	$25,000	$80,524	$80,524	
	Interior Upgrades	**1460**		**$230,000**	$230,000	$0	$0	
	Sec/Fire/Nurse Call	**1460**		**$0**	$0	$66,604	$66,604	
	Energy Improvements	**1460**		**$10,000**	$10,000	$1,000	$1,000	
	Refrigerators	**1465**		**$36,000**	$36,000	$44,365	$44,365	
	Ranges	**1465**		**$30,000**	$30,000	$30,876	$30,876	
	Subtotal Huntersquare			**$331,000**	**$331,000**	**$223,369**	**$223,369**	

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PHA Name: Norfolk Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	**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	Funds Obligated	Funds Expended	
Bobbitt VA 6-20	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$8,642	$8,642	
	Site Improvements	**1450**		**$40,000**	$40,000	$0	$0	
	Security/Fire Alarm (should be 1460)	**1450**		**$43,000**	$43,000	$0	$0	
	Interior Upgrades	**1460**		**$50,000**	$50,000	$0	$0	
	Door Hardware	**1460**		**$0**	$0	$56,544	$56,544	
	Energy Improvements	**1460**		**$10,000**	$10,000	$1,000	$1,000	
	Subtotal Bobbitt			**$143,000**	**$143,000**	**$66,186**	**$66,186**	
Sykes VA 6-21	**Fees & Costs / A&E Services**	**1430**		**$25,000**	$25,000	$19,989	$19,989	
	A&E HVAC	**1430**		**$50,000**	$50,000	$10,000	$5,255	
	Interior Upgrades	**1460**		**$50,000**	$50,000	$0	$0	
	Door Hardware	**1460**		**$0**	$0	$80,016	$80,016	
	Security/Fire Alarm	**1460**		**$43,000**	$43,000	$0	$0	
	Energy Improvements	**1460**		**$75,000**	$75,000	$1,000	$1,000	
	Subtotal Sykes			**$243,000**	**$243,000**	**$111,005**	**$106,260**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2008**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
N. Wellington VA 6-22	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$8,626	$8,626	
	Kitchens	**1460**		**$40,000**	$40,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Subtotal N. Wellington			**$45,000**	**$45,000**	**$8,626**	**$8,626**	
Scattered Sites VA 6-24	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$2,015	$2,015	
	Roofs	**1460**		**$8,000**	$8,000	$0	$0	
	Tile	**1460**		**$3,000**	$3,000	$0	$0	
	Interior Doors	**1460**		**$3,000**	$3,000	$0	$0	
	Plumbing	**1460**		**$2,000**	$2,000	$0	$0	
	HVAC	**1460**		**$6,000**	$6,000	$0	$0	
	Exterior Upgrades	**1460**		**$205,000**	$205,000	$0	$0	
	Subtotal Scattered Sites			**$227,000**	**$227,000**	**$2,015**	**$2,015**	
Franklin Arms VA 6-25	**Fees & Costs / A&E Services**	**1430**		**$0**	$0	$4,338	$4,338	
	Site Improvements	**1450**		**$7,000**	$7,000	$858	$858	
	Sewer Cleaning	**1450**		**$26,000**	$26,000	$0	$0	
	Energy Improvements	**1460**		**$0**	$0	$1,000	$935	
	Subtotal Franklin Arms			**$33,000**	**$33,000**	**$6,196**	**$6,131**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2008**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Broadcreek VA6-26	**Site Improvements**	**1450**		**$12,000**	$12,000	$0	$0	
	Fees & Costs / A&E Services	**1430**		**$0**	$0	$2,160	$1,944	
	Energy Improvements	**1460**		**$0**	$0	$368	$140	
	Subtotal Broadcreek			**$12,000**	**$12,000**	**$2,528**	**$2,084**	
Broadcreek VA6-27	**Site Improvements**	**1450**		**$12,000**	$12,000	$0	$0	
	Fees & Costs / A&E Services	**1430**		**$0**	$0	$2,160	$1,944	
	Energy Improvements	**1460**		**$0**	$0	$724	$274	
	Subtotal Broadcreek			**$12,000**	**$12,000**	**$2,884**	**$2,218**	
Broadcreek VA6-28	**Site Improvements**	**1450**		**$12,000**	$12,000	$0	$0	
	Fees & Costs / A&E Services	**1430**		**$0**	$0	$2,160	$1,944	
	Energy Improvements	**1460**		**$0**	$0	$445	$168	
	Subtotal Broadcreek			**$12,000**	**$12,000**	**$2,605**	**$2,112**	
Broadcreek VA6-29	**Site Improvements**	**1450**		**$12,000**	$12,000	$0	$0	
	Fees & Costs / A&E Services	**1430**		**$0**	$0	$2,160	$1,944	
	Energy Improvements	**1460**		**$0**	$0	$584	$221	
	Subtotal Broadcreek			**$12,000**	**$12,000**	**$2,744**	**$2,165**	
Broadcreek VA6-30	**Site Improvements**	**1450**		**$12,000**	$12,000	$0	$0	
	Fees & Costs / A&E Services	**1430**		**$0**	$0	$2,160	$1,944	
	Energy Improvements	**1460**		**$0**	$0	$635	$241	
	Subtotal Broadcreek			**$12,000**	**$12,000**	**$2,795**	**$2,185**	
Broadcreek VA6-31	**Site Improvements**	**1450**		**$14,000**	$14,000	$0	$0	
	Fees & Costs / A&E Services	**1430**		**$0**	$0	$2,160	$1,944	
	Energy Improvements	**1460**		**$0**	$0	$483	$183	
	Subtotal Broadcreek			**$14,000**	**$14,000**	**$2,643**	**$2,127**	
	Total Programmed Work			**$6,456,538**	**$6,456,538**	**$2,535,732**	**$1,672,912**	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Norfolk Redevelopment and Housing Authority

FFY of Grant: 2008

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	6/12/2010		6/12/2012		
VA 6-5					
Moton Circle	6/12/2010		6/12/2012		
VA 6-6					
Diggs Town	6/12/2010		6/12/2012		
VA 6-8					
Grandy Village	6/12/2010		6/12/2012		
VA 6-10					
Young Terrace	6/12/2010		6/12/2012		
VA 6-11					
Calvert Square	6/12/2010		6/12/2012		
VA 6-12					
Oakleaf Forest	6/12/2010		6/12/2012		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2008

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-18					
Partrea	6/12/2010		6/12/2012		
VA 6-19					
Huntersquare	6/12/2010		6/12/2012		
VA 6-20					
Bobbitt	6/12/2010		6/12/2012		
VA 6-21					
Sykes	6/12/2010		6/12/2012		
VA 6-22					
North Wellington	6/12/2010		6/12/2012		
VA 6-24					
Scattered Sites	6/12/2010		6/12/2012		
VA 6-25					
Franklin Arms	6/12/2010		6/12/2012		
VA 6-26					
Broadcreek	6/12/2010		6/12/2012		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2008

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-27					
Broadcreek	6/12/2010		6/12/2012		
VA 6-28					
Broadcreek	6/12/2010		6/12/2012		
VA 6-29					
Broadcreek	6/12/2010		6/12/2012		
VA 6-30					
Broadcreek	6/12/2010		6/12/2012		
VA 6-31					
Broadcreek	6/12/2010		6/12/2012		
VA 6-32					
Grandy Village	6/12/2010		6/12/2012		
195					
HA Wide	6/12/2010		6/12/2012		

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36P00650109	2009
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	$1,200,000	$1,200,000	$1,200,000	$1,200,000
3	1408 Management Improvements	$240,000	$240,000	$21,174	$4,174
4	1410 Administration (may not exceed 10% of line 20)	$648,675	$648,675	$270,281	$216,225
5	1411 Audit	$8,000	$8,000	$0	$0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$560,500	$560,500	$258,160	$157,870
8	1440 Site Acquisition				
9	1450 Site Improvement	$771,000	$771,000	$0	$0
10	1460 Dwelling Structures	$1,295,584	$1,295,584	$953	$953
11	1465.1 Dwelling Equipment--Nonexpendable	$213,000	$213,000	$0	$0
12	1470 Non-dwelling Structures	$95,000	$95,000	$0	$0
13	1475 Non-dwelling Equipment				
14	1485 Demolition	$35,000	$35,000	$0	$0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	$420,000	$420,000	$0	$0
17	1499 Development Activities	$1,000,000	$1,000,000	$0	$0
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	6,486,759	6,486,759	1,750,568	1,579,222
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$25,000	$25,000	$0	$0
23	Amount of line 20 Related to Security--Soft Costs	$25,000	$25,000	$0	$0
24	Amount of line 20 Related to Security--Hard Costs	$410,000	$410,000	$0	$0
25	Amount of line 20 Related to Energy Cons. Measures	$40,000	$40,000	$0	$0

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4·14·2010		

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2009**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650109 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
HA-Wide	**Operations**	**1406**		**$1,200,000**	$1,200,000	$1,200,000	$1,200,000	
	Preventative Maintenance	**1408**		**$0**	$0	$3,580	$3,580	
	Security	**1408**		**$25,000**	$25,000	$0	$0	
	Learning Centers	**1408**		**$45,000**	$45,000	$0	$0	
	Staff Training	**1408**		**$20,000**	$20,000	$7,000	$0	
	Youth Services	**1408**		**$35,000**	$35,000	$0	$0	
	Fringe Benefits	**1408**		**$0**	$0	$594	$594	
	DP Software	**1408**		**$25,000**	$25,000	$0	$0	
	Resident Management	**1408**		**$80,000**	$80,000	$0	$0	
	Strategic Planning	**1408**		**$10,000**	$10,000	$10,000	$0	
	Audit	**1411**		**$8,000**	$8,000	$0	$0	
	Admin Cost	**1410**		**$648,675**	$648,675	$270,281	$216,225	
	Subtotal HA-Wide			**$2,096,675**	**$2,096,675**	**$1,491,455**	**$1,420,399**	

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PHA Name:	Grant Type and Number	FFY of Grant: 2009
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650109 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Tidewater VA 6-2	**Fees & Costs / A&E Services**	**1430**		**$120,000**	$120,000	$70,784	$28,574	
	Windows	**1460**		**$750,000**	$750,000	$953	$953	
	Interiors	**1460**		**$10,000**	$10,000	$0	$0	
	Exteriors	**1460**		**$10,000**	$10,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Subtotal Tidewater			**$895,000**	**$895,000**	**$71,737**	**$29,527**	
Moton VA 6-5	**Fees & Costs / A&E Services**	**1430**		**$170,000**	$170,000	$102,498	$44,418	
	Interiors	**1460**		**$5,000**	$5,000	$0	$0	
	Exteriors	**1460**		**$5,000**	$5,000	$0	$0	
	Relocation	**1495.1**		**$420,000**	$420,000	$0	$0	
	Subtotal Moton			**$600,000**	**$600,000**	**$102,498**	**$44,418**	
Diggs VA 6-6	**Fees & Costs / A&E Services**	**1430**		**$30,000**	$30,000	$958	$958	
	Site Improvements	**1450**		**$10,000**	$10,000	$0	$0	
	Security Camera System	**1450**		**$210,000**	$210,000	$0	$0	
	Interiors	**1460**		**$10,000**	$10,000	$0	$0	
	Exteriors	**1460**		**$10,000**	$10,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Refrigerators	**1465**		**$177,000**	$177,000	$0	$0	
	Subtotal Diggs			**$452,000**	**$452,000**	**$958**	**$958**	

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PHA Name:

Grant Type and Number
Capital Fund Program Grant No.: VA36P00650109
Replacement Housing Factor Grant No.:
CFFP (Yes/No):

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	Funds Obligated	Funds Expended	
Grandy Village VA 6-8	**Fees & Costs / A&E Services**	**1430**		**$10,000**	$10,000	$7,820	$7,820	
	Interiors	**1460**		**$5,000**	$5,000	$0	$0	
	Exteriors	**1460**		**$5,000**	$5,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Non-Dwelling Structures	**1470**		**$25,000**	$25,000	$0	$0	
	Subtotal Grandy			**$50,000**	**$50,000**	**$7,820**	**$7,820**	
Young VA 6-10	**Fees & Costs / A&E Services**	**1430**		**$25,000**	$25,000	$1,888	$1,888	
	Site Improvements	**1450**		**$20,000**	$20,000	$0	$0	
	Interior Renovation - 504 Compliance	**1460**		**$25,000**	$25,000	$0	$0	
	Exteriors	**1460**		**$25,000**	$25,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Subtotal Young			**$100,000**	**$100,000**	**$1,888**	**$1,888**	
Calvert VA 6-11	**Fees & Costs / A&E Services**	**1430**		**$40,000**	$40,000	$1,518	$1,518	
	Site Improvements	**1450**		**$10,000**	$10,000	$0	$0	
	Exteriors	**1460**		**$10,000**	$10,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Non-Dwelling Structures	**1470**		**$70,000**	$70,000	$0	$0	
	Subtotal Calvert			**$135,000**	**$135,000**	**$1,518**	**$1,518**	

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HA Name:	Grant Type and Number	FFY of Grant: 2009
orfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650109 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Oakleaf VA 6-12	**Fees & Costs / A&E Services**	**1430**		**$25,000**	$25,000	$7,874	$7,874	
	Site Improvements	**1450**		**$20,000**	$20,000	$0	$0	
	Security Camera System	**1450**		**$200,000**	$200,000	$0	$0	
	Interiors	**1460**		**$10,000**	$10,000	$0	$0	
	Exteriors	**1460**		**$10,000**	$10,000	$0	$0	
	Demolition	**1485**		**$35,000**	$35,000	$0	$0	
	Subtotal Oakleaf			**$300,000**	**$300,000**	**$7,874**	**$7,874**	
Partrea VA 6-18	**Fees & Costs / A&E Services**	**1430**		**$3,500**	$3,500	$1,753	$1,753	
	Site Improvements	**1450**		**$14,000**	$14,000	$0	$0	
	Exteriors	**1460**		**$25,000**	$25,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Subtotal Partrea			**$47,500**	**$47,500**	**$1,753**	**$1,753**	
Huntersquare VA 6-19	**Fees & Costs / A&E Services**	**1430**		**$30,000**	$30,000	$15,956	$15,956	
	Site Improvements	**1450**		**$236,000**	$236,000	$0	$0	
	Exteriors	**1460**		**$25,000**	$25,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Subtotal Huntersquare			**$296,000**	**$296,000**	**$15,956**	**$15,956**	
Bobbitt VA 6-20	**Fees & Costs / A&E Services**	**1430**		**$15,000**	$15,000	$1,826	$1,826	
	Site Improvements	**1450**		**$25,000**	$25,000	$0	$0	
	Refrigerators	**1465**		**$36,000**	$36,000	$0	$0	
	Subtotal Bobbitt			**$76,000**	**$76,000**	**$1,826**	**$1,826**	

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Part II: Supporting Pages

PHA Name:
Norfolk Redevelopment and Housing Authority

Grant Type and Number
Capital Fund Program Grant No.: VA36P00650109
Replacement Housing Factor Grant No.:
CFFP (Yes/No):

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	Funds Obligated	Funds Expended	
Sykes VA 6-21	**Fees & Costs / A&E Services**	**1430**		**$12,000**	$12,000	$14,585	$14,585	
	Site Improvements	**1450**		**$26,000**	$26,000	$0	$0	
	Interiors	**1460**		**$265,584**	$265,584	$0	$0	
	Exteriors	**1460**		**$50,000**	$50,000	$0	$0	
	Energy Improvements	**1460**		**$5,000**	$5,000	$0	$0	
	Subtotal Sykes			**$358,584**	**$358,584**	**$14,585**	**$14,585**	
N. Wellington VA 6-22								
Scattered Sites VA 6-24								
Franklin Arms VA 6-25								
Broadcreek VA6-26								
Broadcreek VA6-27								
Broadcreek VA6-28								
Broadcreek VA6-29								

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PHA Name:	**Grant Type and Number**	**FFY of Grant: 2009**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650109 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Broadcreek VA6-30								
Broadcreek VA6-31								
Grandy Village Rev VA6-32	**Fees & Costs / A&E Services**	**1430**		**$80,000**	$80,000	$30,700	$30,700	
	Development Activities	**1499**		**$1,000,000**	$1,000,000	$0	$0	
	Subtotal Broadcreek			**$1,080,000**	**$1,080,000**	**$30,700**	**$30,700**	
	Total Programmed Work			**$6,486,759**	**$6,486,759**	**$1,750,568**	**$1,579,222**	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2009

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	9/15/2011		9/15/2013		
VA 6-5					
Moton Circle	9/15/2011		9/15/2013		
VA 6-6					
Diggs Town	9/15/2011		9/15/2013		
VA 6-8					
Grandy Village	9/15/2011		9/15/2013		
VA 6-10					
Young Terrace	9/15/2011		9/15/2013		
VA 6-11					
Calvert Square	9/15/2011		9/15/2013		
VA 6-12					
Oakleaf Forest	9/15/2011		9/15/2013		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Norfolk Redevelopment and Housing Authority

FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-18					
Partrea	9/15/2011		9/15/2013		
VA 6-19					
Huntersquare	9/15/2011		9/15/2013		
VA 6-20					
Bobbitt	9/15/2011		9/15/2013		
VA 6-21					
Sykes	9/15/2011		9/15/2013		
VA 6-22					
North Wellington	9/15/2011		9/15/2013		
VA 6-24					
Scattered Sites	9/15/2011		9/15/2013		
VA 6-25					
Franklin Arms	9/15/2011		9/15/2013		
VA 6-26					
Broadcreek	9/15/2011		9/15/2013		

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PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2009

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-27					
Broadcreek	9/15/2011		9/15/2013		
VA 6-28					
Broadcreek	9/15/2011		9/15/2013		
VA 6-29					
Broadcreek	9/15/2011		9/15/2013		
VA 6-30					
Broadcreek	9/15/2011		9/15/2013		
VA 6-31					
Broadcreek	9/15/2011		9/15/2013		
VA 6-32					
Grandy Village	9/15/2011		9/15/2013		
195					
HA Wide	9/15/2011		9/15/2013		

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36R00650106	2006
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	$245,963			
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	$245,963			
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 Cons. Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[illegible]	4-24-2010		

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Part II: Supporting Pages

PHA Name: Norfolk Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No.: VA36R00650106 Replacement Housing Factor Grant No.: CFFP (Yes/No):	**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	Funds Obligated	Funds Expended	
Moton VA 6-5	**Replacement Housing**	**1499**		$245,963				
	Subtotal Moton			$245,963				
	Total Programmed Work			$245,963				

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PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2006

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36R00650107	2007
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	$389,203			
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	$389,203			
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 Cons. Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
	4·14·2010		

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**FFY of Grant: 2007**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36R00650107 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Moton VA 6-5	**Replacement Housing**	**1499**		**$389,203**				
	Subtotal Moton			**$389,203**				
	Total Programmed Work			**$389,203**				

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PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2007

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36R00650108	2008
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	$806,557			
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	$806,557			
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 Cons. Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4·14·2010		

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Part II: Supporting Pages

PHA Name: Norfolk Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No.: VA36R00650108 Replacement Housing Factor Grant No.: CFFP (Yes/No):	**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	Funds Obligated	Funds Expended	
Moton VA 6-5	**Replacement Housing**	**1499**		**$806,557**				
	Subtotal Moton			**$806,557**				
	Total Programmed Work			**$806,557**				

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2008

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36R00650109	2009
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities	$795,277			
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	$795,277			
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 Cons. Measures				

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[illegible]	4·14·2010		

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**FFY of Grant: 2009**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36R00650109 Replacement Housing Factor Grant No.: CFFP (Yes/No):	

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	Funds Obligated	Funds Expended	
Grandy Va 6-8	**Replacement Housing**	**1499**		**$795,277**				
	Subtotal Grandy			**$795,277**				
	Total Programmed Work			**$795,277**				

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2009

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36S006501-09	2009
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		

Type of Grant

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

☑ Performance and Evaluation Report for Period Ending: **December 31, 2009** ☐ Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 20)	$919,364	$919,364	$919,364	$117,193
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	$491,986	$491,986	$491,996	$44,009
8	1440 Site Acquisition				
9	1450 Site Improvement	$3,256,430	$3,256,430	$2,581,875	$5,695
10	1460 Dwelling Structures	$4,520,864	$4,520,864	$514,796	$1,796
11	1465.1 Dwelling Equipment--Nonexpendable				
12	1470 Non-dwelling Structures	$0	$0	$0	$0
13	1475 Non-dwelling Equipment				
14	1485 Demolition	$5,000	$5,000	$0	$0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities/Reserves				
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	9,193,644	$9,193,644	$4,508,031	$168,693
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	$1,877,422	$1,877,422	$183,241	$565
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 Cons. Measures	$730,919	$730,919	$561,481	$29,582

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4.14.2010		

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36S006501-09 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
HA-Wide	**Administration**	**1410**		**$919,364**	**$919,364**	**$919,364**	**$117,193**	
	Subtotal HA-Wide			**$919,364**	**$919,364**	**$919,364**	**$117,193**	
VA 6-10 Young Terrace	**A&E Services**	**1430**		**$182,676**	**$182,676**	**$182,676**	**$0**	
	504 Compliance	**1460**		**$1,694,746**	**$1,694,746**	**$565**	**$565**	
	Subtotal Young Terrace			**$1,877,422**	**$1,877,422**	**$183,241**	**$565**	
VA 6-11 Calvert Square	**A&E Services**	**1430**		**$47,250**	**$47,250**	**$47,250**	**$28,351**	
	New Windows	**1460**		**$514,231**	**$514,231**	**$514,231**	**$1,231**	
	New Storm Doors	**1460**		**$169,438**	**$169,438**	**$0**	**$0**	
	Subtotal Calvert Square			**$730,919**	**$730,919**	**$561,481**	**$29,582**	
VA 6-12 Oakleaf Forest	**Site Work**	**1450**		**$2,676,630**	**$2,676,630**	**$2,581,875**	**$5,695**	
	Demolition	**1485**		**$5,000**	**$5,000**	**$0**	**$0**	
	Subtotal Oakleaf Forest			**$2,681,630**	**$2,681,630**	**$2,581,875**	**$5,695**	

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36S006501-09 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
VA 6-18 Partrea	**A&E Services**	**1430**		**$87,354**	**$87,354**	**$87,364**	**$5,226**	
	Interiors	**1460**		**$825,823**	**$825,823**	**$0**	**$0**	
	Subtotal Partrea			**$913,177**	**$913,177**	**$87,364**	**$5,226**	
VA 6-19 Hunter Square	**A&E Services**	**1430**		**$87,353**	**$87,353**	**$87,353**	**$5,216**	
	Site Improvements	**1450**		**$579,800**	**$579,800**	**$0**	**$0**	
	Interiors	**1460**		**$715,813**	**$715,813**	**$0**	**$0**	
	Subtotal Hunter Square			**$1,382,966**	**$1,382,966**	**$87,353**	**$5,216**	
VA 6-20 Bobbitt	**A&E Services**	**1430**		**$87,353**	**$87,353**	**$87,353**	**$5,216**	
	Interiors	**1460**		**$600,813**	**$600,813**	**$0**	**$0**	
	Subtotal Bobbitt			**$688,166**	**$688,166**	**$87,353**	**$5,216**	
	Total Programmed Work			**$9,193,644**	**$9,193,644**	**$4,508,031**	**$168,693**	

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2009

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-10					
Young Terrace	3/17/2010		3/17/2012		
VA 6-11					
Calvert Square	3/17/2010		3/17/2012		
VA 6-12					
Oakleaf Forest	3/17/2010		3/17/2012		
VA 6-18					
Partrea	3/17/2010		3/17/2012		
VA 6-19					
Hunter Square	3/17/2010		3/17/2012		
VA 6-20					
Bobbitt	3/17/2010		3/17/2012		
195					
HA Wide	3/17/2010		3/17/2012		

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Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.:	VA36P00650110	2010
	Replacement Housing Factor Grant No.:		**FFY of Grant Approval:**
	Date of CFFP:		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	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20)	1,200,000			
3	1408 Management Improvements	324,670			
4	1410 Administration (may not exceed 10% of line 20)	648,600			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	755,250			
8	1440 Site Acquisition				
9	1450 Site Improvement	530,000			
10	1460 Dwelling Structures	1,457,500			
11	1465.1 Dwelling Equipment--Nonexpendable	325,000			
12	1470 Non-dwelling Structures	-			
13	1475 Non-dwelling Equipment	-			
14	1485 Demolition	1,195,000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	50,000			
17	1499 Development Activities				
18a	1501 Collaterization or Debt Service paid by PHA				
18b	9000 Collaterization 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)	6,486,020			
21	Amount of line 20 Related to LBP Activities	-			
22	Amount of line 20 Related to Section 504 Activities	30,000			
23	Amount of line 20 Related to Security--Soft Costs	42,000			
24	Amount of line 20 Related to Security--Hard Costs				
25	Amount of line 20 Related to Energy Cons. Measures	162,500			

Signature of Executive Director	**Date**	**Signature of Public Housing Director**	**Date**
[signature]	4.14.10		

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Part II: Supporting Pages

PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		1,200,000				
	Security	1408		42,000				
	Learning Centers	1408		47,000				
	Staff Training	1408		10,000				
	Youth Services	1408		37,000				
	DP Software	1408		15,000				
	Resident Management	1408		40,000				
	Strategic Planning	1408		100,000				
	Preventive Maintenance	1408		15,828				
	Section 3	1408		17,842				
	Administration	1410		648,600				
	Subtotal HA-Wide			**2,173,270**				
VA 6-2								
Tidewater	Fees & Costs including A/E & Inspections	1430		121,000				
Gardens	Windows	1460		500,000				
	Interiors	1460		15,000				
	Exteriors	1460		10,000				
	Handrails/Stairs	1460		30,000				
	Playgrounds	1450		40,000				
	Energy Imp--Elec Upgrades Study	1430		40,000				
	Subtotal Tidewater			**756,000**				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
VA 6-5	Fees & Costs including A/E & Inspections	1430		80,000				
Moton Circle	Interiors	1460		5,000				
	Exteriors	1460		5,000				
	Demolition	1485		1,195,000				
	Subtotal Moton Circle			**1,285,000**				
VA 6-6								
Diggs Town	Fees & Costs including A/E & Inspections	1430		35,000				
	Door Hardware	1460		200,000				
	Interiors	1460		10,000				
	Exteriors	1460		10,000				
	Energy Improvements	1460		5,000				
	Subtotal Diggs Town			**260,000**				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
VA 6-8								
Grandy Village	Fees & Costs including A/E & Inspections	1430		1,000				
	Exteriors	1460		5,000				
	Energy Improvements	1460		2,500				
	Subtotal Grandy Village			**8,500**				
VA 6-10	Fees & Costs including A/E & Inspections	1430		43,000				
Young Terrace	Relocation	1495		50,000				
	Interiors	1460		15,000				
	Exteriors	1460		10,000				
	Energy Improvements	1460		5,000				
	Refrigerators	1465.1		325,000				
	Subtotal Young Terrace			**448,000**				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
VA 6-11								
Calvert Square	Fees & Costs including A/E & Inspections	1430		25,000				
	Playgrounds	1450		40,000				
	Interiors	1460		10,000				
	Exteriors	1460		10,000				
	Energy Improvements	1460		5,000				
	Subtotal Calvert Square			**90,000**				
VA 6-12	Fees & Costs including A/E & Inspections	1430		25,000				
Oakleaf Forest	Playgrounds	1450		40,000				
	Interiors	1460		10,000				
	Exteriors	1460		10,000				
	Energy Improvements	1460		5,000				
	Subtotal Oakleaf Forest			**90,000**				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
VA 6-18								
Partrea	Fees & Costs including A/E & Inspections	1430		140,000				
	Site Improvements	1450		200,000				
	Exteriors	1460		10,000				
	Subtotal Partrea			**350,000**				
VA 6-19	Fees & Costs including A/E & Inspections	1430		10,000				
Hunter Square	Site Improvements	1450		10,000				
	Exteriors	1460		10,000				
	Energy Improvements	1460		5,000				
	Subtotal Huntersquare			**35,000**				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
VA 6-20	Fees & Costs including A/E & Inspections	1430		60,000				
Bobbitt	Inspections	1430		26,250				
	Site Improvements	1450		200,000				
	Subtotal Bobbitt			**286,250**				
VA 6-21	Fees & Costs including A/E & Inspections	1430		90,000				
Sykes	Mechanical Upgrades	1460		150,000				
	Interiors	1460		10,000				
	Exteriors	1460		10,000				
	Energy Improvements	1460		5,000				
	Subtotal Sykes			**265,000**				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	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	Funds Obligated	Funds Expended	
VA 6-22	Fees & Costs including A/E & Inspections	1430		8,500				
North Wellington	Sheds/Driveways	1460		75,000				
	Subtotal North Wellington			**83,500**				
VA 6-24	Fees & Costs including A/E & Inspections	1430		40,000				
Scattered Sites	Interiors	1460		110,000				
	Exteriors	1460		110,000				
	Subtotal Scattered Sites			**260,000**				
VA 6-25	Fees & Costs including A/E & Inspections	1430		8,000				
Franklin Arms	Interiors	1460		30,000				
	Exteriors	1460		30,000				
	Energy Improvements	1460		5,000				
	Subtotal Franklin Arms			**73,000**				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2010

Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 6-26	Inspections	1430		-				
Broad Creek	Site Improvements	1450		-				
BG II	Interior Improvements	1460		-				
	Exterior Improvements	1460		-				
	Subtotal Broad Creek/BG I			-				
VA 6-27	Inspections	1430		-				
Broad Creek	Site Improvements	1450		-				
MM II	Interior Improvements	1460		-				
	Exterior Improvements	1460		-				
	Subtotal Broad Creek/MM I			-				
VA 6-28	Inspections	1430		-				
Broad Creek	Site Improvements	1450		-				
BG III	Interior Improvements	1460		-				
	Exterior Improvements	1460		-				
	Subtotal Broad Creek/BG II			-				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2010

Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 6-29	Inspections	1430		-				
Broad Creek	Site Improvements	1450		-				
MM III	Interior Improvements	1460		-				
	Exterior Improvements	1460		-				
	Subtotal Broad Creek/MM II			-				
VA 6-30	Inspections	1430		-				
Broad Creek	Site Improvements	1450		-				
BG IV	Interior Improvements	1460		-				
	Exterior Improvements	1460		-				
	Subtotal Broad Creek/BG III			-				
VA 6-31	Inspections	1430		-				
Broad Creek	Site Improvements	1450		-				
MM IV	Interior Improvements	1460		-				
	Exterior Improvements	1460		-				
	Subtotal Broad Creek/MM III			-				

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PHA Name:	**Grant Type and Number**	**FFY of Grant:**
Norfolk Redevelopment and Housing Authority	Capital Fund Program Grant No.: VA36P00650110 Replacement Housing Factor Grant No.: CFFP (Yes/No):	2010

Development Number Name/PHA-Wide	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 6-32								
Grandy Village	Fees & Costs including A/E & Inspections	1430		2,500				
	Exteriors	1460		15,000				
	Energy Improvements	1460		5,000				
	Subtotal Grandy Village			**22,500**				

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2009

Development Number Name/PHA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-2					
Tidewater Gardens	6/30/20011		6/30/2013		
VA 6-5					
Moton Circle	6/30/20011		6/30/2013		
VA 6-6					
Diggs Town	6/30/20011		6/30/2013		
VA 6-8					
Grandy Village	6/30/20011		6/30/2013		
VA 6-10					
Young Terrace	6/30/20011		6/30/2013		
VA 6-11					
Calvert Square	6/30/20011		6/30/2013		
VA 6-12					
Oakleaf Forest	6/30/20011		6/30/2013		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Norfolk Redevelopment and Housing Authority

FFY of Grant: 2009

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-18					
Partrea	6/30/20011		6/30/2013		
VA 6-19					
Huntersquare	6/30/20011		6/30/2013		
VA 6-20					
Bobbitt	6/30/20011		6/30/2013		
VA 6-21					
Sykes	6/30/20011		6/30/2013		
VA 6-22					
North Wellington	6/30/20011		6/30/2013		
VA 6-24					
Scattered Sites	6/30/20011		6/30/2013		
VA 6-25					
Franklin Arms	6/30/20011		6/30/2013		

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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name:

Norfolk Redevelopment and Housing Authority

FFY of Grant:

2009

Development Number Name/PHA-Wide Activities	All Funds Obligated		All Funds Expended		Reasons for Revised Target Dates
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 6-26					
Broad Creek/BG II	6/30/20011		6/30/2013		
VA 6-27					
Broad Creek/MM II	6/30/20011		6/30/2013		
VA 6-28					
Broad Creek/BG III	6/30/20011		6/30/2013		
VA 6-29					
Broad Creek/MM III	6/30/20011		6/30/2013		
VA 6-30					
Broad Creek/BG IV	6/30/20011		6/30/2013		
VA 6-31					
Broad Creek/MM IV	6/30/20011		6/30/2013		
VA 6-32					
Grandy Village	6/30/20011		6/30/2013		

Capital Fund Program--Five Year Action Plan

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Part I: Summary

PHA Name/Number			Locality (City/County & State)		☐ Original 5-Year Plan ☐ Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	3,378,500	2,917,000	4,226,000	4,587,500
C.	Management Improvements		255,000	255,000	255,000	255,000
D.	PHA-Wide Non-dwelling Structures		-	100,000	-	-
E.	Administration		650,000	650,000	650,000	650,000
F.	Other		852,800	554,500	544,200	283,500
G.	Operations		-	-	-	-
H.	Demolition		775,000	-	-	-
I.	Development		575,000	2,010,000	850,000	850,000
J.	Capital Fund Financing – Debt		-	-	-	-
K.	Total CFP Funds		6,486,300	6,486,500	6,525,200	6,626,000
L.	Total Non-CFP Funds		-	-	-	-
M.	Grand Total		6,486,300	6,486,500	6,525,200	6,626,000

Capital Fund Program--Five Year Action Plan

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Part I: Summary (Continuation)

PHA Name/Number | Locality (City/County & State) | ☐ Original 5-Year Plan ☐ Revision No:

A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014
	VA 6-2 Tidewater Gardens	Annual Statement	1,140,000	1,650,000	905,000	1,138,000
	VA 6-5 Moton Circle		-	550,000	780,000	280,000
	VA 6-6 Diggs Town		295,000	640,000	1,125,000	1,235,000
	VA 6-8 Grandy Village		1,175,000	1,080,000	830,000	680,000
	VA 6-10 Young Terrace		520,000	105,000	1,488,000	762,000
	VA 6-11 Calvert Square		323,000	246,000	98,000	98,000
	VA 6-12 Oakleaf Forest		675,000	735,000	50,000	50,000
	VA 6-18 Partrea		47,500	52,000	21,500	53,000
	VA 6-19 Huntersquare		18,000	18,000	18,000	18,000
	VA 6-20 Bobbitt		56,000	169,000	22,000	22,000
	VA 6-21 Sykes		819,000	6,500	9,000	6,500
	VA 6-22 North Wellington		6,000	108,300	87,700	7,700
	VA 6-24 Scattered Sites		28,000	28,000	28,000	28,000
	VA 6-25 Franklin Arms		367,500	82,400	46,700	98,000
	VA 6-26 Broad Creek/BG I		13,300	13,300	13,300	13,300
	VA 6-27 Broad Creek/MM I		13,300	13,300	13,300	13,300
	VA 6-28 Broad Creek/BG II		13,300	13,300	13,300	13,300
	VA 6-29 Broad Creek/MM II		13,300	13,300	13,300	13,300
	VA 6-30 Broad Creek/BG III		13,300	13,300	13,300	13,300
	VA 6-31 Broad Creek/MM III		13,300	13,300	13,300	13,300
	VA 6-32 Grandy Village		31,500	31,500	31,500	31,500

Capital Fund Program--Five Year Action Plan

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Part II: Supporting Pages - Physical Needs Work Statement

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**VA 6-2**			**VA 6-2**		
Annual	**Tidewater Gardens**			**Tidewater Gardens**		
Statement						
	Architect & Engineering		150,000	Architect & Engineering		30,000
	Inspections		40,000	Inspections		40,000
	Sewer Cleaning		60,000	Electrical Upgrades		730,000
	Sewer Repairs		100,000	Ranges		220,000
	504 Compliance		250,000	504 Compliance		250,000
	Site Improvements		500,000	Site Improvements		250,000
	Energy Improvements		5,000	Roofing		90,000
	Kitchens		20,000	Kitchens		20,000
	Tile		15,000	Tile		15,000
				Energy Improvements		5,000
	Subtotal		**1,140,000**	**Subtotal**		**1,650,000**
	VA 6-5			**VA 6-5**		
	Moton Circle			**Moton Circle**		
				Fees & Costs		50,000
				Development Activities		500,000
	Subtotal		-	**Subtotal**		**550,000**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	VA 6-6			VA 6-6		
Annual	**Diggs Town**			**Diggs Town**		
Statement						
	Architect & Engineering		20,000	Architect & Engineering		50,000
	Inspections		10,000	Inspections		20,000
	Sewer Cleaning & Repairs		140,000			
	Playgrounds		100,000	Site Improvements		500,000
	Kitchens		10,000	Kitchens		10,000
	Tile		10,000	Tile		10,000
	Energy Improvements		5,000	Energy Improvements		50,000
	Subtotal		**295,000**	**Subtotal**		**640,000**
	VA 6-8			VA 6-8		
	Grandy Village			**Grandy Village**		
	Architect & Engineering		110,000	Architect & Engineering		250,000
	Inspections		25,000	Inspections		25,000
	Relocation		260,000			-
	Demolition		775,000	Development Activities		800,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		**1,175,000**	**Subtotal**		**1,080,000**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**VA 6-10**			**VA 6-10**		
Annual	**Young Terrace**			**Young Terrace**		
Statement						
	Architect & Engineering		30,000	Architect & Engineering		-
	Inspections		30,000	Inspections		30,000
	Sewer Cleaning & Repairs		260,000	Site Improvements		25,000
	Site Improvements		150,000	Kitchens		25,000
	Kitchens		25,000	Tile		20,000
	Tile		20,000	Energy Improvements		5,000
	Energy Improvements		5,000			
	Subtotal		**520,000**	**Subtotal**		**105,000**
	VA 6-11			**VA 6-11**		
	Calvert Square			**Calvert Square**		
	Inspections		5,000	Inspections		6,000
	Sewer Cleaning & Repair		140,000	Painting/Exterior Repair		100,000
	Refrigerators		138,000	Non-Dwelling/Community Buildings		100,000
	Kitchens		20,000	Kitchens		20,000
	Tile		15,000	Tile		15,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		**323,000**	**Subtotal**		**246,000**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	VA 6-12			VA 6-12		
Annual	Oakleaf Forest			Oakleaf Forest		
Statement						
	Architecture & Engineering		75,000	Inspections		20,000
	Inspections		20,000	Development Activities		710,000
	Development Activities		575,000	Energy Improvements		5,000
	Energy Improvements		5,000			
	Subtotal		675,000	Subtotal		735,000
	VA 6-18			VA 6-18		
	Partrea			Partrea		
	Inspections		1,500	Inspections		2,000
	Ranges		41,000	Interior Improvements		15,000
	Energy Improvements		5,000	Windows		30,000
				Energy Improvements		5,000
	Subtotal		47,500	Subtotal		52,000
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	VA 6-19			VA 6-19		
	Huntersquare			Huntersquare		
	Inspections		3,000	Inspections		3,000
	Interior Improvements		10,000	Interior Improvements		10,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		18,000	Subtotal		18,000
	VA 6-20			VA 6-20		
	Bobbitt			Bobbitt		
	Inspections		3,000	Inspections		3,000
	Interior Improvements		10,000	Interior Improvements		10,000
	Ranges		38,000	Windows		151,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		56,000	Subtotal		169,000
	VA 6-21			VA 6-21		
	Sykes			Sykes		
	Architect & Engineering		25,000	Inspections		1,500
	Inspections		20,000	Energy Improvements		5,000
	Interior Improvements		350,000			
	Exterior Improvements		350,000			
	Refrigerators		38,000			
	Ranges		31,000			
	Energy Improvements		5,000			
	Subtotal		819,000	Subtotal		6,500
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	VA 6-22			VA 6-22		
	North Wellington			North Wellington		
	Inspections		1,000	Inspections		3,300
	Energy Improvments		5,000	Site Improvements		20,000
				Interior Improvements		80,000
				Energy Improvements		5,000
	Subtotal		6,000	Subtotal		108,300
	VA 6-24			VA 6-24		
	Scattered Sites			Scattered Sites		
	Inspections		1,000	Inspections		1,000
	Interior Improvements		13,000	Interior Improvements		13,000
	Exterior Improvements		14,000	Exterior Improvements		14,000
	Subtotal		28,000	Subtotal		28,000
	VA 6-25			VA 6-25		
	Franklin Arms			Franklin Arms		
	Inspections		7,500	Inspections		2,400
	Interior Improvements		300,000	Interior Improvements		50,000
	Exterior Improvements		55,000	Exterior Improvements		25,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		367,500	Subtotal		82,400
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	VA 6-26			VA 6-26		
Annual	Broad Creek/BG II			Broad Creek/BG II		
Statement						
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		13,300	Subtotal		13,300
	VA 6-27			VA 6-27		
	Broad Creek/MM II			Broad Creek/MM II		
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		13,300	Subtotal		13,300
	VA 6-28			VA 6-28		
	Broad Creek/BG III			Broad Creek/BG III		
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		13,300	Subtotal		13,300
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**VA 6-29**			**VA 6-29**		
Annual	**Broad Creek/MM III**			**Broad Creek/MM III**		
Statement						
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		**13,300**	**Subtotal**		**13,300**
	VA 6-30			**VA 6-30**		
	Broad Creek/BG IV			**Broad Creek/BG IV**		
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		**13,300**	**Subtotal**		**13,300**
	VA 6-31			**VA 6-31**		
	Broad Creek/MM IV			**Broad Creek/MM IV**		
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		**13,300**	**Subtotal**		**13,300**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	**VA 6-32**			**VA 6-32**		
Annual	**Grandy Village**			**Grandy Village**		
Statement						
	Inspections		1,500	Inspections		1,500
	Kitchens		15,000	Kitchens		15,000
	Tile		10,000	Tile		10,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		**31,500**	**Subtotal**		**31,500**
	Subtotal of Estimated Cost		5,581,300	Subtotal of Estimated Cost		5,581,500

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Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-2			**VA 6-2**		
Tidewater Gardens			**Tidewater Gardens**		
Architect & Engineering		30,000	Architect & Engineering		30,000
Inspections		30,000	Inspections		30,000
504 Compliance		300,000	504 Compliance		250,000
Site Improvements		500,000	Site Improvements		500,000
Kitchens		25,000	Kitchens		25,000
Tile		15,000	Tile		15,000
Energy Improvements		5,000	Energy Improvements		5,000
			Refrigerators		283,000
Subtotal		**905,000**	**Subtotal**		**1,138,000**
VA 6-5			**VA 6-5**		
Moton Circle			**Moton Circle**		
Fees & Costs		30,000	Fees & Costs		30,000
Development Activities		750,000	Development Activities		250,000
Subtotal		**780,000**	**Subtotal**		**280,000**
Subtotal of Estimated Cost		**(cont.)**	Subtotal of Estimated Cost		**(cont.)**

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	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-6			**VA 6-6**		
	Diggs Town			**Diggs Town**		
	Architect & Engineer		70,000	Architect & Engineer		70,000
	Inspections		30,000	Inspections		30,000
	Windows		1,000,000	Roofing		1,110,000
	Kitchens		10,000	Kitchens		10,000
	Tile		10,000	Tile		10,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		**1,125,000**	**Subtotal**		**1,235,000**
	VA 6-8			**VA 6-8**		
	Grandy Village			**Grandy Village**		
	Architect & Engineering		-	Architect & Engineering		-
	Inspections		25,000	Inspections		25,000
	Sewer Cleaning & Repair		50,000	Sewer Cleaning & Repair		50,000
	Development Activities		750,000	Development Activities		600,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		**830,000**	**Subtotal**		**680,000**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-10			**VA 6-10**		
Young Terrace			**Young Terrace**		
Architect & Engineering		250,000	Inspections		22,000
Inspections		33,000	Site Improvements		35,000
Site Improvements		250,000	Interior Improvements		375,000
Interior Improvements		700,000	Exterior Improvements		325,000
Exterior Improvements		250,000	Energy Improvements		5,000
Energy Improvements		5,000			
Subtotal		**1,488,000**	**Subtotal**		**762,000**
VA 6-11			**VA 6-11**		
Calvert Square			**Calvert Square**		
Inspections		8,000	Inspections		8,000
Site Improvements		50,000	Site Improvements		50,000
Kitchens		20,000	Kitchens		20,000
Tile		15,000	Tile		15,000
Energy Improvements		5,000	Energy Improvements		5,000
Subtotal		**98,000**	**Subtotal**		**98,000**
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-12			**VA 6-12**		
	Oakleaf Forest			**Oakleaf Forest**		
	Inspections		5,000	Inspections		5,000
	Kitchens		20,000	Kitchens		20,000
	Tile		15,000	Tile		15,000
	Energy Improvements		10,000	Energy Improvements		10,000
	Subtotal		**50,000**	**Subtotal**		**50,000**
	VA 6-18			**VA 6-18**		
	Partrea			**Partrea**		
	Inspections		1,500	Inspections		3,000
	Interior Improvements		15,000	Sewer Cleaning		30,000
	Energy Improvements		5,000	Interior Improvements		15,000
				Energy Improvements		5,000
	Subtotal		**21,500**	**Subtotal**		**53,000**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-19			VA 6-19		
	Huntersquare			Huntersquare		
	Inspections		3,000	Inspections		3,000
	Interior Improvements		10,000	Interior Improvements		10,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		18,000	Subtotal		18,000
	VA 6-20			VA 6-20		
	Bobbitt			Bobbitt		
	Inspections		2,000	Inspections		2,000
	Interior Improvements		15,000	Interior Improvments		15,000
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		22,000	Subtotal		22,000
	VA 6-21			VA 6-21		
	Sykes			Sykes		
	Inspections	1500	4,000	Inspections		1,500
	Energy Improvements		5,000	Energy Improvements		5,000
	Subtotal		9,000	Subtotal		6,500
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-22			VA 6-22		
	North Wellington			**North Wellington**		
	Inspections		2,700	Inspections		2,700
	Windows		80,000	Energy Improvements		5,000
	Energy Improvements		5,000			
	Subtotal		**87,700**	**Subtotal**		**7,700**
	VA 6-24			VA 6-24		
	Scattered Sites			**Scattered Sites**		
	Inspections		1,000	Inspections		1,000
	Interior Improvements		13,000	Interior Improvements		13,000
	Exterior Improvements		14,000	Exterior Improvements		14,000
	Subtotal		**28,000**	**Subtotal**		**28,000**
	VA 6-25			VA 6-25		
	Franklin Arms			**Franklin Arms**		
	Inspections		1,700	Inspections		3,000
	Site Improvements		20,000	Interior Improvements		90,000
	Interior Improvements		20,000	Energy Improvements		5,000
	Energy Improvements		5,000			
	Subtotal		**46,700**	**Subtotal**		**98,000**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-26			VA 6-26		
Broad Creek/BG II			**Broad Creek/BG II**		
Inspections		1,300	Inspections		1,300
Site Improvements		4,000	Site Improvements		4,000
Interior Improvements		4,000	Interior Improvements		4,000
Exterior Improvements		4,000	Exterior Improvements		4,000
Subtotal		**13,300**	**Subtotal**		**13,300**
VA 6-27			VA 6-27		
Broad Creek/MM II			**Broad Creek/MM II**		
Inspections		1,300	Inspections		1,300
Site Improvements		4,000	Site Improvements		4,000
Interior Improvements		4,000	Interior Improvements		4,000
Exterior Improvements		4,000	Exterior Improvements		4,000
Subtotal		**13,300**	**Subtotal**		**13,300**
VA 6-28			VA 6-28		
Broad Creek/BG III			**Broad Creek/BG III**		
Inspections		1,300	Inspections		1,300
Site Improvements		4,000	Site Improvements		4,000
Interior Improvements		4,000	Interior Improvements		4,000
Exterior Improvements		4,000	Exterior Improvements		4,000
Subtotal		**13,300**	**Subtotal**		**13,300**
Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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	Work Statement for Year 4 FFY 2013			Work Statement for Year 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
	VA 6-29			VA 6-29		
	Broad Creek/MM III			**Broad Creek/MM III**		
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		**13,300**	**Subtotal**		**13,300**
	VA 6-30			VA 6-30		
	Broad Creek/BG IV			**Broad Creek/BG IV**		
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		**13,300**	**Subtotal**		**13,300**
	VA 6-31			VA 6-31		
	Broad Creek/MM IV			**Broad Creek/MM IV**		
	Inspections		1,300	Inspections		1,300
	Site Improvements		4,000	Site Improvements		4,000
	Interior Improvements		4,000	Interior Improvements		4,000
	Exterior Improvements		4,000	Exterior Improvements		4,000
	Subtotal		**13,300**	**Subtotal**		**13,300**
	Subtotal of Estimated Cost		(cont.)	Subtotal of Estimated Cost		(cont.)

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Work Statement for Year 2 FFY 2011			Work Statement for Year 3 FFY 2012		
Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
VA 6-32			VA 6-32		
Grandy Village			**Grandy Village**		
Inspections		1,500	Inspections		1,500
Kitchens		15,000	Kitchens		15,000
Tile		10,000	Tile		10,000
Energy Improvements		5,000	Energy Improvements		5,000
Subtotal		**31,500**	**Subtotal**		**31,500**
Subtotal of Estimated Cost		5,620,200	Subtotal of Estimated Cost		4,587,500

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Expires 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement

Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	**PHA-Wide**		**PHA-Wide**	
Annual				
Statement	Security	25,000	Security	25,000
	Learning Centers	45,000	Learning Centers	45,000
	Staff Training	30,000	Staff Training	30,000
	Youth Services	35,000	Youth Services	35,000
	Software	25,000	Software	25,000
	Resident Management	80,000	Resident Management	80,000
	Strategic Planning	15,000	Strategic Planning	15,000
	Administration	650,000	Administration	650,000
	Audit	8,000	Audit	8,000
	Subtotal of Estimated Cost	913,000	Subtotal of Estimated Cost	913,000

Capital Fund Program--Five Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part III: Supporting Pages - Management Needs Work Statement

	Work Statement for Year 4 FFY 2013		Work Statement for Year 5 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
	PHA-Wide		**PHA-Wide**	
	Security	25,000	Security	25,000
	Learning Centers	45,000	Learning Centers	45,000
	Staff Training	30,000	Staff Training	30,000
	Youth Services	35,000	Youth Services	35,000
	Software	25,000	Software	25,000
	Resident Management	80,000	Resident Management	80,000
	Strategic Planning	15,000	Strategic Planning	15,000
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	Subtotal of Estimated Cost	913,000	Subtotal of Estimated Cost	913,000

2010-2011 Proposed Flat Rent Schedule

The Quality Housing and Work Reform Act of 1998 as mandated by the Department of Housing and Urban Development (HUD) require all public housing agencies to review and update flat rents annually. Flat rents are based on the actual market value in the private rental market as determined by Norfolk Redevelopment and Housing Authority (NRHA). NRHA conducted a market analysis to compare private and public housing taking into consideration the location, quality, size, unit type, and age of the unit, as well as amenities, housing services, maintenance, and utilities provided by the Authority. Based on this analysis the flat rents have increased by 1%. The new flat rents will be phased in effective July 1, 2010, coinciding with annual re-certifications.

The new proposed flat rents are as follows according to the 2009 Area Median Income (AMI):

Family Communities - 38% AMI: Tidewater Gardens, Moton Circle, Diggstown, Grandy Village (non-revitalized units), Young Terrace and Calvert Square

Bedroom Size	Flat Rent
One Bedroom	$484.00
Two Bedroom	$581.00
Three Bedroom	$671.00
Four Bedroom	$748.00
Five Bedroom	$826.00

***Family Community - 42% AMI: Oakleaf Forest**

Bedroom Size	Gross Flat Rent	Utility Allowance	Flat Rent
One Bedroom	$535.00	$29.00	$506.00
Two Bedroom	$642.00	$71.00	$571.00
Three Bedroom	$741.00	$102.00	$639.00
Four Bedroom	$827.00	$131.00	$696.00
Five Bedroom	$913.00	$149.00	$764.00
Six Bedroom	$998.00	$178.00	$820.00
Seven Bedroom	$1084.00	$195.00	$889.00

Family Community -42% AMI: Grandy Village

Bedroom Size	Gross Flat Rent
One Bedroom	$535.00
Two Bedroom	$642.00
Three Bedroom	$741.00
Four Bedroom	$827.00
Five Bedroom	$913.00

<u>Midrises</u> - 50% AMI: Partrea, Huntersquare, Bobbitt and Sykes

Bedroom Size	Flat Rent
One Bedroom	$636.00
Two Bedroom	$763.00

***<u>Midrise</u> - 50% AMI: Franklin Arms**

Bedroom Size	Gross Flat Rent	Utility Allowance	Flat Rent
One Bedroom	$636.00	$67.00	$569.00
Two Bedroom	$763.00	$87.00	$676.00

***<u>Scattered Sites</u> – 60% AMI**

Bedroom Size	Gross Flat Rent	Utility Allowance	Flat Rent
Three Bedrooms	$1059.00	$106.00	$953.00
Four Bedrooms	$1,181.00	$136.00	$1,045.00

<u>Single family homes</u> – 60% AMI

Bedroom Size	Gross Flat Rent	Utility Allowance	Flat Rent
Three Bedrooms	$1,181.00	$209.00	$972.00

<u>Grandy Village</u> (22 new units) – 52% AMI

Bedroom Size	Gross Flat Rent
Two Bedrooms	$794.00
Three Bedrooms	$918.00

***Residents are responsible for payment of all utility bills. Utility allowance deducted to determine flat rent amount.**

NRHA 2010 Resident Advisory Board

1. Clarence Cole – Calvert Square
2. Deborah Gallop – Calvert Square
3. Roxanne Leao – Calvert Square
4. Atara McGill – Calvert Square
5. Sandra Melvin – Calvert Square
6. Olivia Caban – Diggs Town
7. Dorothy Jones – Diggs Town
8. Gloria Hunter – Diggs Town
9. Connie Green – Franklin Arms *
10. Gloria Joyner – Franklin Arms
11. Shirley Martin – Grandy Village *
12. Alice Griffin – Housing Choice Voucher
13. Neno Smith – Hunter Square
14. Karen Gardner – Moton Circle *
15. Kenneth Harold – Sykes *
16. Ursula Banks – Tidewater Gardens
17. Princess Humphrey – Tidewater Gardens
18. Deborah Ross – Tidewater Gardens

* Members were not present for the final meeting

Resident Questions/Comments/Concerns

Ruffner Academy Middle School
December 8, 2009

Residents were asked to respond during the community specific sessions and or by completing note cards. Questions, concerns and issues raised by residents are in bold print and NRHA responses follow.

COMMUNITY SPECIFIC SESSIONS:

1. **What would you like to see happen in the next year (July 2010-June 2011)?**
2. **What would you like to see happen in the next five years (July 2009-June 2013)?**
3. **What client services would you like to see offered in your community?**
4. **Are there specific issues/concerns you would like to see addressed? If so, what do you propose as a solution?**
5. **What physical improvements would you like to see in your community? (interior and exterior)**

Broad Creek:

1. **One Year**
   - **Better community -** NRHA will continue to work with The Community Builders (TCB) to ensure the success of the community.
   - **Break when income goes up -** HUD requirements states that rent be based on the family's income. However, rents are increased annually at re-exam time, not during, which benefits the family.
   - **Improvements in landscape –** Broad Creek has developed a landscape plan to address landscaping issues, which included hiring a new contractor. Improvements should be noted in the spring of 2010.

2. **Five Years**
   - **Affordable housing ownership for low income -** Affordable homeownership opportunities are made available by NRHA. Information was shared with the person and they were encouraged to join the Homebuyers Club. Staff will provide information via community newsletters and community meetings to further advertise the homebuyers program.

3. **Client Services**
   - **Job and educational services -** Job and educational services are provided in the community. NRHA is currently trying to establish an endowment to ensure that these services continue.

4. **Specific Issues**
   - **Crime prevention services in the community -** Staff will continue to address this concern through lease enforcement and in partnership with the police department.
   - **Young men sitting outside between units –** The Broad Creek Manager met with the resident to investigate location of occurrence, which is now being monitored by staff and security.

- **Drugs and loitering** - Staff will continue to address this issue through strict lease enforcement. Broad Creek has a private security company and a Community Resource Officer assigned to the community.
- **Recommend no smoking in public areas** - This issue is being deferred by NRHA until next year. Staff will talk with residents, other housing authorities, etc. before making a recommendation.
- **New communities should be all electric, not two utilities** - As communities are renovated or developed NRHA will keep this in mind.
- **Does not understand why child support is included in income** - HUD requires that all family income to include child support be counted for purposes of determining rent.
- **Child care documentation not accepted** – This issue was referred to the Broad Creek Manager for investigation. Corrections will be made and staff will be trained on income and expense verification.

5. Physical Improvements

- **Improvements in landscape** – Broad Creek has put together a landscape plan to improve the landscaping. Improvements should be noted in the spring of 2010.

<u>Calvert Square</u>:

1. One Year

- **Family trying to buy their home or getting a job** - NRHA has a homeownership program for residents. In addition, residents are able to save money through the Family Self-Sufficiency (FSS) program.

2. Five Years

- **Fixing the apartments interior** - Money budgeted in Capital Fund program to make improvements to interiors in 2011 and 2012.
- **Flooding issues** - NRHA will continue to work with the City of Norfolk to address this problem.

3. Client Services

- **Classes for teens and families** - Various programs are held at the Calvert Family Investment Center for youth and adults. For example; computer learning, tutoring, Adult Basic Education (ABE)/General Equivalency Diploma (GED), report card contests, afterschool programs, summer camp, community fun days, etc. NRHA will continue to partner with other organizations to obtain assistance with programs.

4. Specific Issues

- **Drug dealers in the community** - NRHA will continue to work with Norfolk police Department and residents to rid the community of drugs. Staff will continue to address this issue through strict lease enforcement.
- **People allowing animals/pets to roam freely** - Staff will address this issue as they are made aware of the problem. Reminders on the pet policy will be placed in the monthly newsletter and shared at community meetings.
- **People not cleaning up animals' droppings** - Staff will address this issue as they are made aware. Reminders on the pet policy will be placed in the monthly newsletter and shared at community meetings.
- **TMC advocating for a group rate on renters insurance** - Staff will investigate this further.
- **Reducing curfew time to 9:00 pm** - A 9:00 pm curfew time is not enforceable by the police department. However, NRHA will investigate further the ability to enforce a 9:00 pm curfew.

- **Guests leaving your apartment before curfew but continue to hang out after curfew, are you responsible?** - Residents are responsible for the actions of their guests or visitors. However, if head of household brings to NRHA's attention that the guest will not cooperate with the household, they maybe banned from the property.
- **Opinions about non-smoking policy; ban in common areas but not privacy of your own apartment or on porch** - This issue is being deferred by NRHA until next year. Staff will talk with residents, other housing authorities, etc. before making a recommendation.

5. Physical Improvements

- **Painting the housing areas every two years** - Will investigate further to determine feasibility. Currently paint is provided free to residents.
- **Lighting in Calvert at the 900 block of Bagnall Road** – Staff will investigate further to determine the need and take appropriate action.
- **Can we have more security fencing in Calvert Square and Young Terrace?** – Staff will investigate further to determine need and effectiveness.
- **Can we have individual fencing to grow grass through out Young Terrace** – Staff will investigate further to determine need and feasibility.

<u>Diggs Town</u>:

1. One Year

- **No community service** - Community service is a mandate by HUD. However, residents are exempt from performing community service if they are employed, in job training, school, caring for an elderly or disabled person or they are elderly or disabled.
- **Desperately need a Boys and Girls Club** - NRHA contracts with the Southside Boys and Girls club to provide recreational activities afterschool Monday through Friday. However, the Center does have age restrictions.
- **Expansion for Diggs Town** - In the next five years NRHA will pursue funding to make interior and exterior improvements in Diggs Town.
- **A class to teach the tenants how to keep a clean house** - Client services will continue to work with residents to address housekeeping issues.
- **Need someone to follow-up after inspections on regular basis** - Follow up is done by management, maintenance staff, and the Resident Services Specialist after inspections, paying close attention to questionable housekeeping issues.
- **Closer parking** - Exterior improvements will address parking issues.
- **Bathroom Doors** - Staff will investigate further.

2. Five Years

- **Need to put blinds in every unit to make it uniform and charge to replace if broken** - NRHA agrees with recommendation and will include in future Capital improvements as financially feasible.

3. Client Services

- **Transportation vouchers for job training** – Handiride tickets are provided to the elderly and disabled. Bus tokens are provided for a limited time to residents newly employed or to assist residents who are looking for employment.
- **Jobs for senior citizens** - Staff will continue to advertise job opportunities for seniors made available through AARP.
- **Need the landscape done. Too many bald yards and if the landscape was done it would look better** - NRHA will continue its efforts to improve curb appeal.

- **More education and financial aid assistance in the community service -** NRHA will continue to work with various agencies and organizations to make available education and financial aid assistance.
- **Community Services Board (CSB) Case Manager -** A Resident Services Specialist is available on site to provide case management services and make referrals to appropriate agencies.

4. Specific Issues

- **Everyone working that is supposed to work -** NRHA is in agreement with this recommendation. Residents will continue to be encouraged to work.
- **Central heating and cooling -** NRHA will include this recommendation in future capital improvements.
- **Pay electric bills** - Payment of electric bills is not financially feasible.
- **More activities for the children -** The Diggs Town Tenant Management Corporation (TMC) and the Boys and Girls club provide a variety of activities for the youth. NRHA will continue to develop partnerships to provide more activities for the youth.
- **Safer communities -** NRHA will continue to address this issue through lease enforcement and partnerships with the police department and residents.

5. Physical Improvements

- **Keep the yards clean -** NRHA will continue to address this issue through lease enforcement.
- **More extermination dates -** An extermination team has been formed to develop a plan to address roach eradication. The team consists of residents and staff.
- **Central air and heat -** NRHA will include this recommendation in future capital improvements.

6. Concerns

- **Call whenever apprenticeship programs become available within NRHA -** As programs become available they will be advertised in the community through newsletter, flyers, community meetings, etc.
- **Bring more speakers to community meetings and try to recruit more kids to meetings with incentives such as door prizes -** Staff will work with the TMC and residents to determine speakers to invite to community meetings. Staff will work with TMC to develop incentives to increase participation by all residents.
- **Smoking within residents' homes or porches -** This issue is being deferred by NRHA until next year. Staff will talk with residents, other housing authorities, etc. before making a recommendation.

<u>Franklin Arms</u>:

1. One Year

- **Better housing** - Capital funding will be used to address interior and exterior improvements in 2010, 2011 and 2012.
- **Better security -** Staff will continue to provide private security for the Midrises. In addition, staff will explore the possibility of using cameras as a deterrent.
- **Not putting the same people in community, robbers, etc. -** Staff will investigate further. The criteria for admission do have time limits based on the crime committed.

2. Five Year

- **None**

3. **Client Services**
   - **Health services -** NRHA will continue to partner with various agencies to provide health screening services.

4. **Specific Issues**
   - **Better safer community -** Staff will investigate further to obtain specific issues needing to be addressed. NRHA will continue to provide private security for the Midrises. In addition, staff will explore the possibility of using cameras as a deterrent.

5. **Physical Improvements**
   - **Making the community healthy to live in -** NRHA will continue to make improvements to provide a safe and healthy community.
   - **Would like shopping center and a park that is safe for people -** NRHA will continue to work with the City of Norfolk to secure a grocery store and a recreational facility in the area.

Grandy Village/Moton Circle:

1. **One Year**
   - **More programs and extended hours at the Recreation Center for the youth (Currently open only two hours on Saturday and close early on week nights)** - NRHA will investigate further and work with the City of Norfolk to provide recreational activities in the community.
   - **Need better response to complaints or calls for work orders -** Staff will investigate further and take appropriate action to provide residents with excellent customer service. Emergency work orders are addressed within 24 hours. Routine work orders will be addressed within 2-3 days.

2. **Five Year**
   - **Retail uses nearby. Currently walk to Merrimac Market (Virginia Beach Boulevard and Merrimac) -** NRHA will continue to work with the City of Norfolk to have a full service grocery store in the area.

3. **Client Services**
   - **Update computers to include internet services in Computer Room –** Staff will investigate further. Partnerships will be sought to address the need.
   - **More programs for the seniors -** NRHA will work the City of Norfolk's Park and Recreation department to provide programs for seniors.
   - **Workout equipment, fitness activities and family oriented programs -** NRHA will work the City of Norfolk's Park and Recreation department to provide programs for seniors.

4. **Specific Issues**
   - **Utility Bills are very high. (Not understanding why so expensive) -** Staff will investigate further. Current practice includes having meters read for proper functioning upon request. Residents will be educated on how to reduce utility consumption.
   - **Need parking. Should be able to park in front of unit or close by.** Staff will investigate further to determine need. However, future development in the community does include increased parking.
   - **Street lights and general lighting in community too dark. Porch lights need replacing -** Staff will investigate further and take appropriate action.
   - **Need better response to complaints or calls for work orders -** Staff will investigate and take appropriate action.

5. **Physical Improvements**
   - **Support installation of security cameras** - NRHA will continue to explore having security cameras installed in strategic locations throughout developments.
   - **Units are very drafty** - Staff will investigate and take appropriate action.

Housing Choice Voucher (HCV)/Section 8:

1. **One Year**
   - **Inform General public with a notice on Section 8** - Notices are placed in newspaper and provided to various agencies, organizations, etc. when the waitlist is opened.
   - **Have the waiting list move faster** - NRHA does not have control of voucher turnover. However, NRHA will seek additional vouchers as made available by HUD.
   - **More help in communities** - Unlike public housing, the Housing Choice Voucher program does not provide funding for programs. Staff will investigate further to determine what is needed and seek partnerships to assist.
   - **Learn more about my community** - Staff will provide information as available on communities when participants are placed or seeking relocation.
   - **Beef up security** - NRHA will investigate further and partner with the City's police department.
   - **Help with buying affordable homes** - Participants will continue to be encouraged to participate in the FSS program and the homebuyers program.
   - **Need NRHA help us buy the houses we are renting if owner wants to sell** - Participants will continue to be encouraged to participate in the FSS program and the homebuyers program.
   - **To be able to relocate out of area anywhere** - HCV participants are able to "port out" using their vouchers if the new locality has a HCV program. However, there are program requirements by HUD that govern portability.
   - **I would like to have extra funds on utilities because the little that we get we need more if possible** - Utility allowances are reviewed and adjusted annually.
   - **I would like to see more children programs** - Staff will investigate further and refer to the City of Norfolk's Recreation department.

2. **Five Year**
   - **More Section 8 housing** - Currently NRHA has over 200 landlords with housing located throughout the City willing to provide housing for HCV participants.
   - **More jobs** - NRHA has a FSS program for participants. Case workers provide assistance with locating jobs. In addition, as job opportunities are available through NRHA contracts, participants will be notified.
   - **Better and more communications - no beating around the bush** - Staff will investigate further and take appropriate action. Emphasis will be placed on improving customer relations.
   - **I would like more summer programs** - NRHA will continue to partner with various agencies and organizations to provide programs for HCV and PH participants.

3. **Client Services**
   - **Have transportation available for those who don't have vehicles and assist with their daily appointments** - NRHA is unable to provide this service due to funding. However, transportation assistance is provided if related to employment on a temporary basis.
   - **Senior rides** - NRHA is unable to provide this service due to funding.
   - **More community centers** - NRHA is unable to provide this service due to funding.

- **More stores/play grounds -** NRHA is unable to provide this service due to funding.
- **Mr. Hammond's gang and drug-related group program in all areas -** Mr. Hammond is assigned to the public housing program. However, similar programs are available through Civic Leagues throughout the City of Norfolk.
- **Job placement -** NRHA will continue to partner with various agencies and organizations to provide programs for HCV and PH participants.

4. **Specific Issues**
   - **More senior household help -** NRHA is unable to provide this service due to funding.
   - **Better parking -** NRHA is unable to provide this service due to funding.
   - **Renters receive flood insurance by the group -** NRHA will investigate further.
   - **Security- clean up vandalism/loitering -** NRHA will investigate further and refer to appropriate city agencies.
   - **When a landlord don't fix-up, I know we have to move, but I think the landlord should pay for you having to move in another place –** NRHA is unable to place this requirement on landlords.
   - **More programs in area -** NRHA is unable to provide this service due to funding.

5. **Physical Improvements**
   - **More police, senior care, dental for seniors -** NRHA is unable to provide this service due to funding.
   - **Assist in repairs of lawn mowers, etc. for HCV folks to do their own lawn care -** NRHA is unable to provide this service due to funding.
   - **Overhead light fixtures (Mission College) -** Renovations were recently made to the community that included new light fixtures in the ceilings of the dining room and kitchen areas.

<u>Hunter Square:</u>

1. **One Year**
   - **Install cameras on each floor in Midrises -** Staff will investigate further and take appropriate action.
   - **Fix TV in laundry room at Hunter Square -** Staff will investigate further and take appropriate action.
   - **Improve analog system all Midrises -** Staff will investigate further and take appropriate action.

2. **Five Year**
   - **Better Security -** Staff will investigate further to obtain specific issues needing to be addressed. NRHA will continue to provide private security for the Midrises. In addition, staff will explore the possibility of using cameras as a deterrent.
   - **Affordable housing near bus, light rail access -** NRHA will continue to seek to provide housing located near bus lines and or the light rail.
   - **Incorporate recycle program -** Staff will investigate and provide as feasible.
   - **Shredding program to destroy documents for residents use –** Staff will investigate and provide as feasible.
   - **Incorporate assistant living complex with independent living complex -** NRHA will continue to seek funding opportunities to provide supportive services for seniors and disabled so that they may age in place.

3. **Client Services**
   - **Exercise, health, adult sports, and computer training in specific programs such as windows, power point -** NRHA will investigate further and seek partnerships to provide these services.
   - **Fitness and Wellness Centers -** NRHA will investigate further and seek partnerships to provide these services.
   - **Open up and change requirements for FSS** - The FSS program is available for seniors and disabled.

4. **Specific Issues**
   - **Have access to all programs at Hunterville's Recreational Center including weight room. Why do you need to be certified to open weight or exercise rooms? -** Staff will investigate further and work with Huntersville Recreation Center to obtain use of facilities.
   - **Storm drainages – put screen on storm drains -** NRHA will investigate further and take appropriate action.
   - **Install camera in parking lots -** NRHA will investigate further and take appropriate action.
   - **Embrace neighbor community with monthly meeting and joint neighborhood watch -** Staff will continue to work with Huntersville/Church Street Civic Leagues to coordinate community programs and neighborhood watch.
   - **Increase transfer days to 10 days -** Transfers were increased to 5 days last year to provide residents with more time for moving. Based on HUD guidelines the increase in moving time will negatively impact turn time on vacant units possibly resulting in loss of funding. Advance notice is given to residents so that they may prepare for the move in advance of the unit becoming available. Staff will continue to provide as much notice as possible. Reasonable accommodations will be provided for the disabled as requested.

5. **Physical Improvements**
   - **Clean the storm drains ASAP. Post signs for littering etc. -** Staff will investigate further and take the appropriate action.
   - **Backup electricity on upper floor: such as outlets in common areas for plugging up wheelchair and oxygen tanks -** Staff will investigate further and take appropriate action.
   - **Better ventilation in building and apartments for smokers -** Staff will investigate and take appropriate action. As a smoking policy is developed this issue will be included for consideration.

<u>Moton Circle:</u>
(combined with Grandy Village)

<u>Oakleaf Forest:</u>
1. **One Year**
   - **Install dryer equipment in units -** When renovations are made to the community this request will be explored further.
   - **In agreement with no smoking policy -** Staff will research further and make recommendation next year.

2. **Five Years**
   - **None**

3. **Client Services**
   - **Workforce Development/CSB (concerns about acquiring GED and hearing impaired)** - Staff will investigate further and provide referrals to appropriate educational programs.

4. **Specific Issues**
   - **Lighting** - Staff will investigate further and take appropriate action.
   - **Neighborhood Watch Issues** - Staff will continue to work with police and residents to establish a neighborhood watch program.
   - **Driving on the lawn** - Staff will continue to enforce lease and community rules to stop the driving on lawn. As the community is renovated additional parking will be provided that will hopefully deter driving on lawn.
   - **More storage** - Staff will investigate for inclusion in the scope of renovations.

5. **Physical Improvements**
   - **Renovations units** - NRHA is currently seeking funding to provide renovations to the community. Development activities are included in the capital fund program in 2011 and 2012.

Partrea:

1. **One Year**
   - **Have Christmas party** - Staff will work with Advisory Council and residents to provide a Christmas party annually.

2. **Five Year**
   - **Go on outing and trips** - Staff will work with Advisory Council and residents to plan outings and trips.

3. **Client Services**
   - **History trips/museums** - Staff will work with Advisory Council and residents to determine what outings and trips the residents would like to have. However, based on funding much of the expense will have to be paid by the residents.

4. **Specific Issues**
   - **None**

5. **Physical Improvements**
   - **Can we vote on the no cigarettes? That's wrong because that's the pleasure of some people** - This issue is being deferred by NRHA until next year. Staff will talk with residents, other housing authorities, etc. before making a recommendation.

Tidewater Gardens:

1. **One Year**
   - **Utility statements/rent statements (user friendly)** - Staff is currently working with NRHA's Information Technology department to provide more user friendly statements.
   - **Excess utilities** - Residents are able to have their meters re-read for accuracy. Staff will continue to educate residents on utility usage. However, the Chief Executive Director of Housing Operations will investigate this further.
   - **Stove/appliances** - Staff will investigate further; appliances will be replaced as needed.
   - **Section 8 vouchers or rebuild Tidewater Gardens Community** - NRHA will continue to work with the City of Norfolk to determine if the community will be

demolished or renovated. However, NRHA will continue to maintain the community utilizing Capital funds.

- **Fix apartments** - NRHA will continue to make repairs and improvements in the community annually.
- **Relocation of public housing residents -** Residents will be relocated following the Uniform Relocation Act when a decision has been made to demolish the community.
- **Credit given to single parents in school on rent** - HUD requires NRHA to base rent on income. However, residents who become employed after completing job training programs are eligible for the earned income disallowance program which does not count the new income for one year and only half of the income is counted the second year.
- **New cabinets and refrigerators** - Kitchen improvements are budgeted in the capital fund program in 2011 - 2013. However, repairs and replacements will be provided as needed.
- **Replace tiles -** Tile work is included in the capital fund program in 2011 – 2013. However, repairs and replacements will be provided as needed.
- **Safety -** NRHA will continue to work with the police department and residents to address safety issues.
- **More Youth programs** - NRHA will continue to work with the Hunton YMCA and other organizations/agencies to provide recreational programs.
- **More lighting in each court -** Staff will investigate further and take the appropriate action.
- **No smoking ban and no pets policy** - The smoking issue is being deferred by NRHA until next year. Staff will talk with residents, other housing authorities, etc. before making a recommendation. Staff will investigate pet issue and take appropriate action. According to HUD mandate, NRHA is required to allow residents to have pets. Staff will continue to enforce pet policy and utilize the community newsletters and community meetings to make residents aware of the policy.
- **Educational programs -** Staff will continue to partner with agencies and organizations to provide educational programs.

2. Five Year

- **Demolition:**
  - **Criteria for return – committee formed to determine** - Staff will establish a resident committee to assist in developing return criteria.
  - **Cap on relocation benefits** - The Uniform Relocation Act provides requirements as to the minimum amount of funding for relocation activities. Future relocation activities will provide assistance with packing, moving, deposits, etc.
  - **Are barriers to return being identified? -** Return criteria used in other communities have been shared with residents.
  - **To see more community activities and community involvement** - Staff will continue to work with TMC and residents to encourage greater community involvement.
  - **Central air and heating** - Renovations will address this issue.
  - **Relocation of residents in affordable community -** Residents will be offered housing in other public housing communities or given a HCV.
  - **Upgrade the housing and condition of the community –** NRHA will continue to work with the City of Norfolk to determine if the community will be demolished or renovated. However, NRHA will continue to maintain the community utilizing the capital fund program.

- **Rebuild the apartments or give those who qualify Section 8** - NRHA will continue to work with the City of Norfolk to determine if the community will be demolished or renovated.
- **Parking stickers for residents that live in the community** - Staff currently working with the City of Norfolk to develop a residential parking permit program.
- **More assistance with the police department/safety** – NRHA will continue to work with the police department to address safety.
- **Larger stoves** – Staff will investigate further. Current stove sizes are proportionate to the size of the kitchens.
- **Streets and flooding corrected especially for the students** – NRHA will continue to work with the City of Norfolk to address this issue.
- **Bathroom light fixtures replace/repaired** – Bathroom repairs are included in the capital fund program in 2011 and 2012. However, repairs will be made upon request.
- **Water and sewage fixed** – NRHA will continue to work with the City of Norfolk to address this problem. However, sewer cleaning and repairs are included in the capital fund program in 2011.
- **Security cameras** – NRHA is exploring this further. Security cameras will be utilized as feasible and needed in select locations.

3. Client Services

- **Educational, financial, youth, disable and senior programs** - Staff will continue to develop partnerships with agencies and organizations to provide needed services and programs.
- **Job assistance and summer programs for the young** - Staff will continue to develop partnerships with agencies and organizations to provide needed services and programs.
- **Mentor/mentorship for children and teens** - Staff will continue to develop partnerships with agencies and organizations to provide needed services and programs.
- **After school programs for the children or an outreach program** - Staff will continue to develop partnerships with agencies and organizations to provide needed services and programs.
- **Parenting classes (young mothers)** - Staff will continue to develop partnerships with agencies and organizations to provide needed services and programs.
- **Assistance for teenagers and adults who are suffering from any type of mental disorder** - Staff will continue to develop partnerships with agencies and organizations to provide needed services and programs.
- **Senior and disabled programs** – Staff will continue to develop partnerships with agencies and organizations to provide needed services and programs.
- **Money for YMCA memberships** – It is not financially feasible for NRHA to provide this service at this time.

4. Specific Issues

- **A new TMC President** – Staff will continue to work with the TMC leadership to assist where possible.
- **Section 8 Vouchers** - NRHA will apply for vouchers as made available by HUD
- **Parking for Residents** - Staff currently working with the City of Norfolk to develop a residential parking permit program.
- **It floods on Ruffner Street. Would like to know about sand bags** - NRHA will continue to work with the City of Norfolk to address this problem.

- **Roaches in residents' home –** Staff will investigate and take appropriate action. Residents may request to have their units sprayed or fogged at anytime. In addition, an extermination team will be formed to develop a new extermination program.
- **Renovate the apartments -** NRHA will continue to work with the City of Norfolk to determine if the community will be demolished or renovated.
- **More involvement with the community for the Youth -** NRHA will continue to work with the Hunton Y and other organizations/agencies to provide recreational programs.
- **Parking curfews –** Staff will investigate further and take appropriate action.
- **Stop smoking in Public Housing –** The smoking issue is being deferred by NRHA until next year.
- **If rental office don't address the repairs, who else can be contacted? –** Grievance procedures are posted in the office outlining the steps to be taken. Residents are able to contact the Zone Director then the Director of Property Management and lastly the Chief Housing Officer at NRHA.
- **Enforce the curfew for the youths –** Curfews are enforced by the City of Norfolk. Staff will continue to work with the City police to address issue.
- **Crime and drugs -** Staff will continue to work with the City police to address issue, in addition to strict lease enforcement.

5. Physical Improvements - All of the below recommendations for physical improvements will be considered in designing a new community. Those issues that can be addressed will be using capital fund.

- **A new look for the outside of the buildings**
- **Better security and cameras in the playground areas**
- **New windows, sinks and cabinets**
- **Flooding and sewage problems**
- **More parking available**
- **Renovate the apartments (refrigerators/replace tile)**
- **More playgrounds for the children**
- **Sidewalk repairs**
- **Lights on porches and courts**

6. Concerns

- **No smoking cigarettes in your own house where you pay rent. I don't feel this is fair. -** The smoking issue is being deferred by NRHA until next year.
- **I have a 3 bedroom apartment. My lease states two female adults and three children - one girl and two boys. Why can't I be moved to a 4 bedroom? –** Staff will investigate further and take appropriate action.
- **Residents being relocated. When will the move take place? –** NRHA will continue to work with the City of Norfolk to determine if the community will be demolished or renovated. However, NRHA will continue to maintain the community utilizing Capital funds.
- **Sewage system on Charlotte Street; when it rains, the streets flood. –** NRHA will continue to work with the City of Norfolk to address this problem.
- **Lighting systems that are used in the other sites such as Grandy should be used in Tidewater –** When renovations are made to the community this design idea will be considered.
- **Community and parent helpers need walkie-talkies that are connected to Community Resource Officer (CRO) or managers for emergency or crisis situations –** Staff will investigate further.
- **Renters and Flood Insurance for group discount. Can NRHA look into this for the residents –** Staff will investigate further.

- **Management need to come around and do ground checks more often and hold tenants accountable for their areas –** Staff will investigate further and take appropriate action.
- **Some residents are heavy smokers and this causes problems for those who don't smoke because the smoke from their house is leaked over into my home where I have an asthmatic child -** The smoking issue is being deferred by NRHA until next year.
- **I would like to see security camera systems because of the problems I have had and currently have from other residents tampering with the cable box outside and I have to keep contacting Cox Cable to come out and sometimes they want to charge a fee. I have had my phone lines cut by children not supervised by their parents when outside playing -** Staff will investigate further and take appropriate action.

Endependence Center Incorporated

Stephen L. Johnson, Executive Director

RE: NRHA Annual Agency Plan
Endependence Center: Recommendations for Housing Needs
January 7, 2010

1. Request to set a local preference for institutionalized individuals who want to transition to the community:
   In accordance to HUD's guidance to the local public housing agencies in promoting community-based alternatives, we request that NRHA formulate strategies that would enable institutionalized individuals to transition to the community at a reasonable pace. As you know, Virginia's Money Follows the Person initiative will provide financial assistance and long-term support services to help the person transition successfully. To alleviate continued waiting periods, we request that NRHA establish within the public housing and Section 8 HCV programs, a new local preference for people who want to transition from institutional settings. There is a local housing need for this preference. People in institutions are experiencing unnecessary segregation on a daily basis. For people who want to transition, the Supreme Court determined that unnecessary institutional placement is a form of discrimination. A majority of institutionalized individuals rely on SSI or SSDI for income. In Norfolk, there are 7 nursing facilities, 2 long-stay hospitals and 1 Intermediate Care Facility for Individuals with Intellectual Disabilities (listing attached). At this time, Endependence Center is working with several individuals institutionalized in Norfolk who want to transition to the community. As more people become aware of MFP through awareness from the state and disability and senior organizations, more individuals can be identified. As of 3rd quarter of 2009, the Centers for Medicare and Medicaid have reported 260 nursing home residents in Norfolk indicated a preference to return to the community. We request that this preference be assigned a 1 priority.

   Per HUDs Notice, PIH 2005-05, HUD encourages local agencies to collaborate with disability organizations and to set aside vouchers for people living in institutions to promote community-based alternatives. At this time, people with disabilities are included in the preference for working families. Having a preference for people with disabilities who want to transition from institutional settings will also enable NRHA to publicize and target to Section 8 applicants that meet this preference. This application notice can remain open indefinitely or until a certain number of vouchers have been allocated. This type of preference is also needed to be eligible to apply for or be able to be competitive for new vouchers targeting transitioning individuals with disabilities.

The Center for Independent Living serving South Hampton Roads

6300 East Virginia Beach Blvd.
Norfolk, VA 23502-2827
(757) 461-8007/V (757) 461-7527/TDD (757) 455-8223/Fax (757) 461-5375/Fax
www.endependence.org ccinorf@endependence.org

2. Request to utilize Mainstream vouchers to meet the housing need for people in institutions: We also request that NRHA consider utilizing a portion of the 75 Mainstream vouchers to meet the housing need of institutionalized individuals. This strategy is encouraged by HUD Secretary as a way to promote community living for individuals unnecessarily placed in nursing facilities and in other institutional settings. As the Medicaid waiver program provides case management for individuals in ICFs/MR through the CSB and transition coordination through other providers, we encourage Norfolk CSB as a partner of the Mainstream vouchers to realize this need.

3. Request to increase accessible housing opportunities within NRHA housing programs and collaborations with private and non-profit developers:
People with mobility disabilities are in need of integrated, affordable, accessible housing. We recommend an increase in the minimum required number of integrated, accessible units among federally-assisted housing units.. 2007 American Community Survey (ACS) showed that 13% of those living below the poverty level in Norfolk have a physical disability and we believe that more current data will reflect this as well. This statistic shows that the minimum 5 percent of accessible units required in HUD-assisted housing will not meet the need for the community. HUD permits local public housing agencies to develop more than the minimum required where local data shows there is a need.

   There is also a need to increase the minimum required percentage of units designed for people with hearing or vision impairments. The 2007 ACS estimated that nearly 4 percent Norfolk's population, 5 years and older, living below the poverty level have a sensory disability.

   To increase the accessible housing opportunities for Section 8 HCV holders, we also request that NRHA continue to outreach to recruit landlords with accessible housing to participate in Section 8 and to continue to encourage Section 8 participating landlords to modify or construct housing with universal design features.

4. Request to provide home modification assistance for recipients of Section 8 HCVs:
We request that NRHA provide home modification assistance to individuals receiving Section 8 Housing Choice Voucher assistance. Making this assistance available will ensure equal participation to the Section 8 program. Section 504 regulations require local agencies to ensure equal participation and benefit of their housing programs. A Section 8 recipient with a disability who needs accessibility with limited use of their home because they cannot utilize the bathroom safely or not able to enter or exit their home safely and independently cannot equally benefit from the Section 8 program. Many times Section 8 holders with mobility disabilities are not able to locate accessible housing within their search time and when a readily adaptable home or apartment is found, the family does not have the financial means to make the modifications needed, such as ramps, grab bars, removing vanities and base cabinets under sinks, widening doorways, and installing barrier-free showers. Grant assistance for low-income renters is very limited and usually not enough to install a ramp or

after making the entrance accessible, there are not enough funds to modify the bathroom. NRHA funds can be used in conjunction with the limited grant that is available and can fill the gap.

5. Request to incorporate universal design features in new housing developments within public and private-owned developments:
When partnering with private developers, we request that NRHA encourage developers to incorporate universal design features in their housing developments – in rental housing and in home ownership. For new public housing and other assisted housing owned by NRHA, universal design can also be incorporated in the construction of these units. Universal design features benefit all citizens, not only the senior and disability communities. These features eliminate high costs to make major modifications if an occupant acquires a disability or if the disability progresses. In multifamily housing, developers are required by FHAA to meet certain accessible features. As these features are minimal, they are not adequate for many people with mobility disabilities. The addition of universal design features in new construction or in substantial rehabilitation, will promote easier and safer living for everyone, including individuals with disabilities.

6. Request to set aside or prioritize affordable, accessible units to people who need these features:
There is a need for integrated, affordable, accessible housing. This need can be met within mixed-income housing. A majority of people with disabilities prefer housing that is integrated rather then separate in a development targeted for only a certain type of disability. People with disabilities need housing near public transportation routes and shopping/business areas. As NRHA partners with developers, we request that developers become aware of funding sources, such as HOME, CDBG, project-based Section 8, and Section 811, to enable a certain number of units to be rent-adjusted according to the applicant's income. For for-profit developers, we request that NRHA work with them in locating sponsors to be able to utilize these funding options. We also request that NRHA and their partners, within their respective developments, set aside or prioritize a certain number of accessible units for people who need these features. For non-assisted units, we request that NRHA encourage those owners to participate in the Section 8 HCV program.

We appreciate NRHA in consulting with our agency concerning affordable housing needs of people with disabilities. We appreciate NRHA's continued efforts in ensuring affordable, accessible housing opportunities for people with disabilities.

Respectfully submitted by,

Vantoria Clay

Vantoria Clay
Housing and Transportation Coordinator

March 22, 2010

Rodney Jordan
512 West 35th Street
Norfolk, VA 23508

Board of Commissioners
Norfolk Redevelopment & Housing Authority
201 Granby Street
Norfolk, VA

RE: DRAFT Annual Plan for Fiscal Year 2010

Good Evening Chairman Miller, Board of Commissioners, and Mr. Montgomery:

Thank you again commissioners for your volunteer service. I offer the following comments as a former NRHA Commissioner, as one who volunteers (still) attempting to address concerns brought to me by public housing and housing choice voucher residents, and as one who works with many housing authorities across the country.

For several years the Norfolk Resident Organization (NRO) has requested joint meetings with the Board of Commissioners. To my knowledge that request continues to not be obliged. I believe as a Board you should meet with the NRO so that you may learn first hand the concerns and recommendations of residents as expressed by their leadership. Additionally I believe Mr. Montgomery, the executive director, should meet with the NRO at least semi-annually.

Resident leaders have expressed to me concerns about the manner in which they are addressed by some NRHA staff and with the heavy-handed involvement of NRHA staff in the organizational business of resident organizations. Last week, for example, Commissioner Anderson called to ask if she was obligated to turn over her TMC's bank records to NRHA staff. I informed her I was not an attorney and could not provide legal advice; however, I suggested she consult the MOU between NRHA and the TMCs. There appears to be some question about the state of that MOU. I did tell her however I was not aware of any circumstances where NRHA staff had the right or the need to request copies of bank records of a private corporation. Commissioner Bilosoly, this is the matter I wanted to bring to your attention. As an attorney and a commissioner, I thought you could offer some general recommendations.

For your benefit, I am attaching a copy of a brochure I downloaded from the HUD website titled "Resident Rights & Responsibilities." I would like to bring your attention to a couple statements from the brochure involving resident organizations:

- "The right to organize as residents without the obstruction, harassment, and retaliation from property owners or management."
- "The right to meet without the owner/manger present"
- "The right to be recognized by property owners and managers as having a voice in residential community affairs."

Strong, active, productive resident organizations are, can, and should be critical partners to the success of public housing authorities. I am personally aware of housing authorities across the country that actively work to strengthen these organizations. I believe it can happen in Norfolk too.

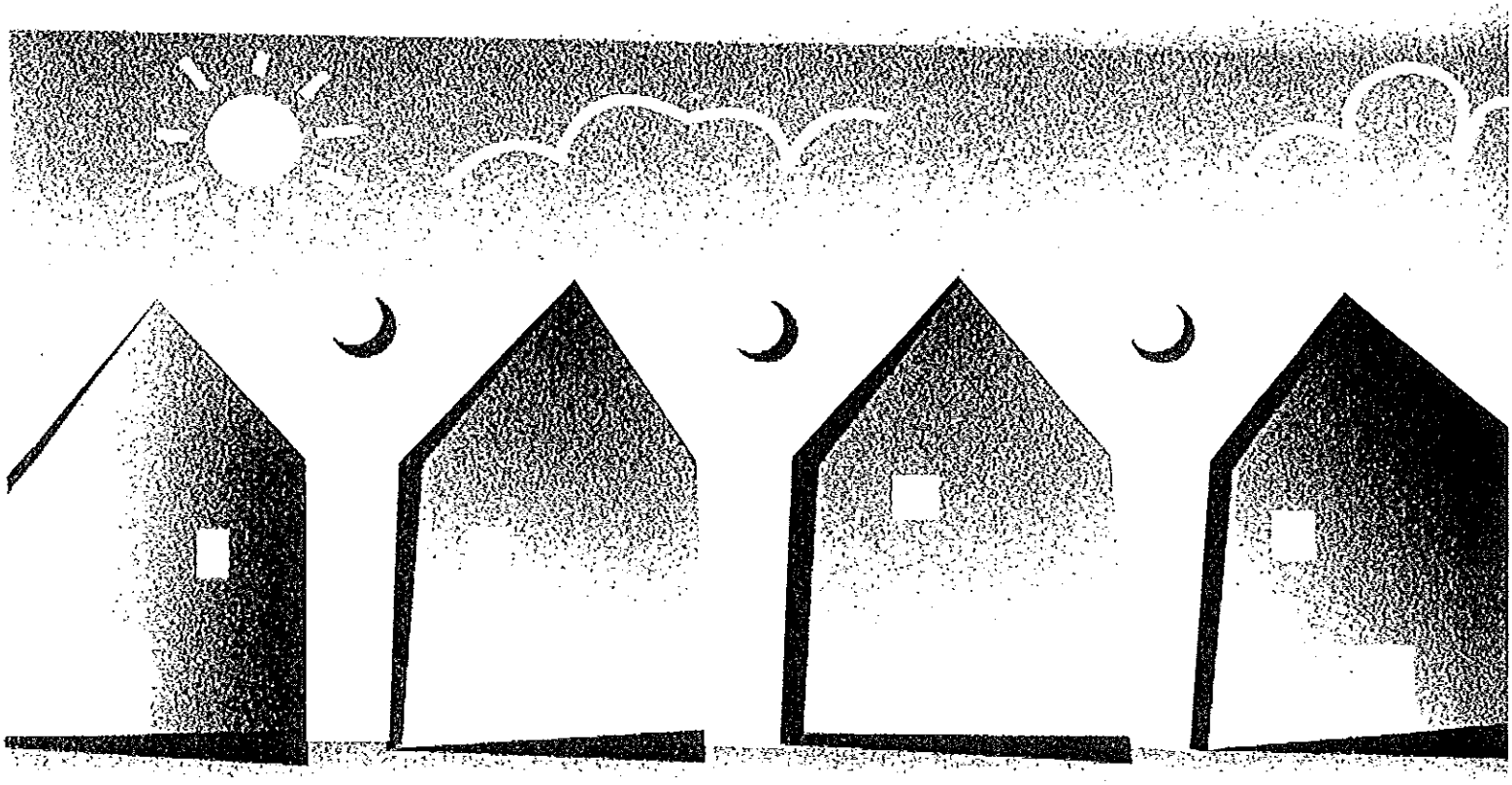
There are other comments I have regarding the Annual Plan. I will submit those to you in writing.

Thank you again for your volunteer service to our city. I hope you finally give direct and personal attention to the recommendations and concerns of this agency's elected resident leadership.

Respectfully,

Rodney Jordan
NRHA Commissioner 2002 - 2009

Resident Rights



& Responsibilities

Secretary of HUD

This brochure does not apply to the Public Housing Program, the Section 8 Moderate Rehabilitation Program (except for multifamily housing projects that are insured by HUD), and the Housing Choice Voucher Program (except when a voucher is used in a multifamily

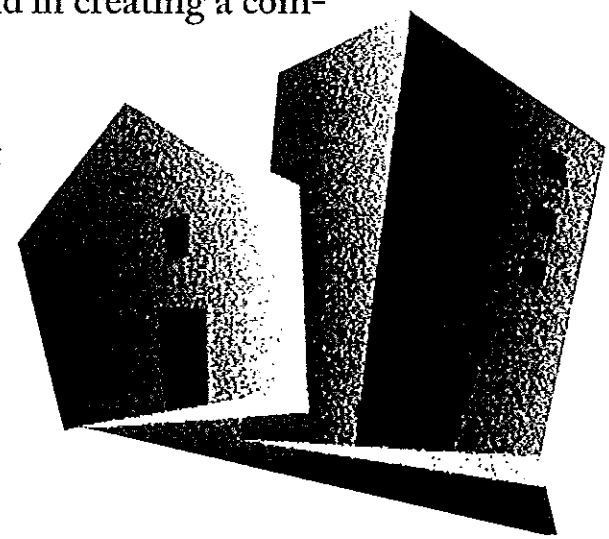
You, as a resident (tenant), have rights and responsibilities that help make your HUD-assisted housing a better home for you and your family.

This brochure is being distributed to you because the United States Department of Housing and Urban Development, which has ultimate jurisdiction over the project in which you live, has provided some form of assistance or subsidy for this apartment building. As part of its dedication to maintaining the best possible living environment for all residents, your HUD field office encourages and supports the following:

- Management agents and property owners communicate with residents on any and all issues.
- Owners and managers give prompt consideration to all valid resident complaints and resolve them as quickly as possible.
- Residents' right to organize and participate in the decisions regarding the well-being of the project and their home.

Along with your owner/management agent, you play an important role in making your place of residence—the unit (apartment), the grounds, and other common areas—a better place to live and in creating a community you can be proud of.

This brochure briefly lists some of your most important rights and responsibilities to help you get the most out of your home.



Your

As a resident of a HUD-assisted multifamily housing project, you should be aware of your rights.

Involving Your Apartment

- The right to live in decent, safe, and sanitary housing that is free from environmental hazards such as lead-based paint hazards.
- The right to have repairs performed in a timely manner, upon request, and to have a quality maintenance program run by management.
- The right to be given reasonable notice, in writing, of any nonemergency inspection or other entry into your apartment.

Involving Resident Organizations

- The right to organize as residents without obstruction, harassment, or retaliation from property owners or management.
- The right to post materials in common areas and provide leaflets informing other residents of their rights and of opportunities to involve themselves in their project.
- The right, which may be subject to a reasonable, HUD-approved fee, to use appropriate common space or meeting facilities to organize or to consider any issue affecting the condition or management of the property.
- The right to meet without the owner/manager present.
- The right to be recognized by property owners and managers as having a voice in residential community affairs.

Involving Nondiscrimination

The right to equal and fair treatment and use of your building's services and facilities, without regard to race, color, religion, gender, disability, familial status (children under 18), national origin (ethnicity or language), or in some circumstances, age.

Your Responsibilities

As a resident of a HUD-assisted multifamily housing project, you also have certain responsibilities to ensure that your building remains a suitable home for you and your neighbors. By signing your lease, you and the owner/management company have entered into a legal, enforceable contract. You and the owner/management company are responsible for complying with your lease, house rules, and local laws governing your property. If you have any questions about your lease or do not have a copy of it, contact your management agent or your local HUD field office.

to Your Property Owner or Management Agent

- Complying with the rules and guidelines that govern your lease.
- Paying the correct amount of rent on a timely basis each month.
- Providing accurate information to the owner at the certification or recertification interview to determine your total tenant payment, and consenting to the release of information by a third party to allow for verification.
- Reporting changes in the family's income.

to the Project and to Your Fellow Residents

- Conducting yourself in a manner that will not disturb your neighbors.
- Not engaging in criminal activity in the unit, common area, or grounds.
- Keeping your unit clean and not littering the grounds or common areas.
- Disposing of garbage and waste in a proper manner.
- Complying with local codes that affect the health or safety of the residence.
- Maintaining your apartment and common areas in the same general physical condition as when you moved in.
- Reporting any apparent environmental hazards to the management, such as peeling paint—which is a hazard if it is a lead-based paint—and any defects in building systems, fixtures, appliances, or other parts of the unit, the grounds, or related facilities.

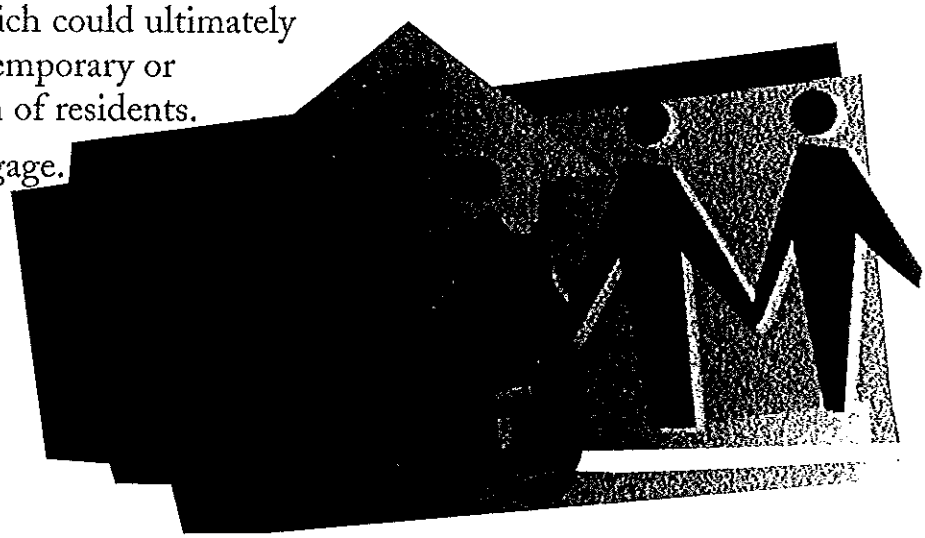
Your

is important

Residents in HUD-assisted multifamily housing can play an important role in decisions that affect their project. Different HUD programs provide for specific resident rights. You have the right to know under which HUD program your building is assisted. To find out if your apartment building is covered under any of the following categories, contact your management agent.

If your building was funded under **Section 236, 221 (d)(3)/BMIR, Rent Supplement Program, Section 202 Direct Loan Program, Section 202/811 Capital Advance Programs, or is assisted under any applicable project-based Section 8** programs, and prior HUD approval is required before the owner can prepay, you have the right to participate in or be notified of, and comment on, the following:

- An increase in the maximum permissible rent.
- Conversion of a project from project-paid utilities to tenant-paid utilities or a reduction in tenant utility allowance.
- Conversion of residential units in a multifamily housing project to a nonresidential use or to condominiums, or the transfer of the project to a cooperative housing mortgagor corporation or association.
- Partial release of mortgage security.
- Capital improvements that represent a substantial addition to the project.
- Nonrenewal of a project-based Section 8 contract.
- Any other action which could ultimately lead to involuntary temporary or permanent relocation of residents.
- Prepayment of mortgage.



Your *continued...*

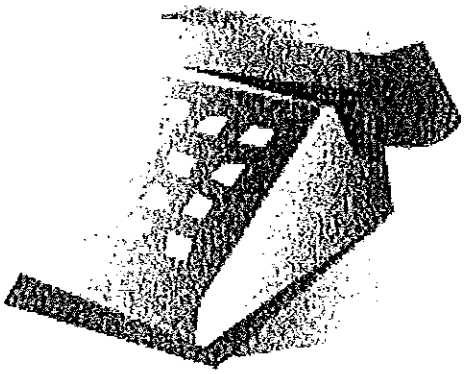
If your unit has a project-based Section 8 contract that is expiring or being terminated and will not be renewed, the assisted family may elect to remain in the same project in which the family was residing on the date of the eligibility event for the project. The family residing in an assisted unit may be eligible for an enhanced voucher. Owners must provide a 1-year notification of their intent to opt out of the Section 8 contract. Residents may use the Section 8 voucher in any building with rents in the allowable range. Eligible tenants can receive enhanced vouchers only if they remain in the same project in which they resided on the date the Section 8 contract was terminated. If an eligible tenant moves, they are eligible for a Section 8 voucher that is not enhanced. You also have the right to Relocation Counseling, where you can learn about housing options available to you.

Residents of HUD-assisted housing are our partners and partners in their communities. HUD regulations give residents the right to press for improved conditions by organizing independent resident associations. These associations encourage residents to become involved in the decisions that affect their homes without harassment or retaliation by property owners or management.

—*Secretary of HUD*

If you live in a building that is **owned by HUD** and is being sold, you have the right to be notified of, and comment on, HUD's plans for disposing of the building.

Additional



If you need help or more information, you may contact:

• Your property manager or management company.

• The project manager in HUD's Multifamily Hub, Multifamily Field Office, or your local Contract Administrator.

• Your local HUD Field Office - http://www.hud.gov/local/index.cfm

• The housing counseling agency in your community (for assistance, call the HUD Housing Counseling Service Locator at 1–800–569–4287).

• HUD's National Multifamily Housing Clearinghouse at 1–800–685–8470 to report maintenance or management concerns.

• HUD's Office of Inspector General Hot Line at 1–800–347–3735 to report fraud, waste, or mismanagement.

• Citation to the Multifamily Housing Rule—24 CFR Part 245.

• World Wide Web - http://www.hud.gov

If you believe that you have been discriminated against, or would like information on what constitutes housing discrimination, call 1–800–669–9777, or call your local HUD Office of Fair Housing and Equal Opportunity.

Your local government tenant/landlord affairs office, legal services office, and tenant organizations may also provide you with information on additional rights you have under local or state law.

The brochure about your rights and responsibilities as a resident of HUD assisted multifamily housing is available in languages other than English. To find out which language versions are currently in stock, contact HUD's National Multifamily Housing Clearinghouse at 1–800–685–8470.

YOUNG TERRACE TMC

TENANT MANAGEMENT CORPORTATION

March 22, 2010

Ms. Donnell Brown
Assistant Executive Director, Housing
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23501

Re: Young Terrace TMC Demand for Redress for NRHA 2010 Annual Five Year Plan;

Dear Ms Brown:

For the betterment of our residents the Young Terrace Tenant Management Corporation (TMC) is demanding redresses for NRHA's non-compliance to **Title 24 CFR**, its' constitutes **Constitutional "First Amendment", "Due Process" and "Equal Access to the Law"** Clauses provisions Rights.

Where we have not been afforded any due process arbitration, there is no way for the Young Terrace TMC to avoid the continuance of irreparable harm caused by NRHA.

By NRHA denying the Young Terrace TMC Resident Council access to the civic league office we have not been able distribute our monthly food pantry to the approximate 150 residents monthly, meet and organize, respond to mail/bills or voice messages of partners and perspective partners to provide services to the community. We are left in limbo of resolving a previous board's delinquency with the IRS and re-establishing our non-for-profit incorporation papers.

For several years request and complaints made by the resident council of the Young Terrace neighborhood have been met by resistance, disregard to and non-compliance with **Title 24 of CFR**.

On January 4, 2010 Betty Temple (NRHA) removed my (Robert McBride's, Young Terrace TMC President) security code from Young Terrace civic league office's alarm system. On this day, as normal upon arriving at the civic league office I entered the building. It was then that I learned that I was not able to turn the alarm off. The Norfolk Police responded and came out with police dogs. The possibility of being arrested and attacked by police dogs was an extremely stressful experience.

I called a Mr. David Wike (NRHA) security systems and, Mr. Wike explained that Mrs. Betty Temple (NRHA) had informed him that she had been attempting to contact me unsuccessfully, she informed Mr. Wike that she thought "there was "foul play" and to remove Mr. McBride's code from the security system".

There were no messages on the civic league telephone's voice mail, no calls to my cell phone nor any messages to Mr. McBride's e-mail from Mrs. Temple. All of these methods of communications can be verified.

I Robert McBride promptly interviewed the Young Terrace Property Manager, Mrs. Jody Williams[1] (NRHA) and the Young Terrace Resident Services Specialist Mrs. Sheila Brooks[2] (NRHA). Neither had spoken to Mrs. Temple in the two weeks prior to the January 4, 2010 date.

Where neither Mrs. Temple nor Mr. Wike made any attempt to contact the Young Terrace Property Manager Mrs. Jody Williams or the Young Terrace community's Resident Services Specialist Mrs. Sheila Brooks to confirm my whereabouts and Mrs. Temple's "foul play" assumption; Mrs. Temple's reasoning defies logic and truth.

We ask the court to intervene where the following time line makes it evident that the Young Terrace TMC will continue to be irreparably harmed by any ordered negotiations directly with NRHA where NRHA has disregarded instructions from its superiors the HUD Richmond Field Office and **Title 24**.

Furthermore where part **964.18 (2)** of **Title 24** mandates that "§ When requested by residents, a HA **"Shall"** provide appropriate guidance to residents to assist them in **establishing** and **maintaining** a resident council" the court's intervention is needed where NRHA actions have been to tear down the Young Terrace TMC.

TIME LINE

January-2006 thru January-2008:
For approximately two years McBride called NRHA's Client Services' Community Relations Manager Mr. Clarence Nelson to find out why the Young Terrace TMC had remained closed for that period of time going on three years, thus providing **no services** to the Young Terrace Community.

For those two years plus Mr. Nelson neither answered nor returned any of McBride's phone calls that were placed to Nelson's NRHA office at (757) 624-8653 from McBride's then home phone number (757) 747-1055, McBride's then work office phone numbers (757) 314-4277, and from co-worker Freeman's phone (757) 314-4244 from former employer Empowerment 2010's phones. This also can be easily verified by Verizon's telephone records.

January 2008:
McBride began to in person visit Mr. Nelson in his office. For the several months between that January of 2008 until approximately the beginning of August 2008Mr.

[1] (757) 314-4212
[2] (757) 314-4211

Nelson mislead McBride by repeatedly stating that his boss had approved for the funds for the TMC office being re-opened.

In August of 2008 former Young Terrace Property Manager Mrs. W. M. Young had gotten involved because McBride went to her for the TMC office had not been re-opened as Mr. Nelson had repeatedly promised. And for the community day had not been held in several years, McBride explained to Mrs. Young that Mr. Nelson had been leading him on for several months to thinking that he was working on be-half of the TMC reopening but he actually had done nothing for the entire year.

August 25, 2008:
After the TMC being closed and inoperable providing no services to the Young Terrace residents for almost **three years**, Young Terrace office is reopened.

September 9, 2008:
Young Terrace TMC election held and officers were inducted with Mr. Nelson's assistance.

September 17, 2008:
The TMC first verbally asked Mr. Nelson for the TMC's 501(c)(3) tax exempt paper work. Mr. Nelson would not respond until April 2009, **seven months later**.

October 16, 2008:
After several verbal request, the TMC sent Mr. Nelson a e-mail requesting the TMC's 501 (c)(3) paperwork. **(See Attach. 1)**

Mr. Nelson would not answer this question until **six-months** later in April of 2009 after e-mail was sent to him.

November 17, 2008:
In good faith, McBride signed MOU Comp. Grant Fund contract along with Ms. Arlene Hinson (NRHA). Resident Services did not honor this contract which was a breached of this contract by NRHA. **(See Attach. 2)**

When the TMC asked Mr. Nelson for a copy of the contract Nelson disregarded the TMC's request which was and is NRHA's **fraudulent concealment** of this signed contract.

April 2009:
Contrary to **Title 24** CFR NRHA Client Services presented all resident councils with a single grouped Memorandum of Understanding (MOU). This MOU **was not** negotiated with any one resident council. The MOU was merely forced on the resident councils by NRHA.

> **Title 24 CFR 964.18 (10)** The HA **and** resident council **shall** put in writing in the form of a Memorandum of Understanding the elements of

their partnership agreement and it shall be updated at least once every three (3) years.

April 15, 2009:
Seven months after the TMC's original request for its corporation papers via e-mail Mr. Nelson submitted to the TMC a corporation application from the Virginia Department of Agriculture. Prior TMC Boards had NRHA's law firm Crenshaw, Ware and Martin to complete the corporation application process. Corporation applications are normally completed by a registered agent. Mr. Nelson continued to **frustrate** the TMC's effectiveness. **(See Attach. 3)**

June 6, 2009:
At NRHA Resident Services work-shop Ms. Arlene Hinson (NRHA) stated that her office would be working with the resident councils on a new MOU. In **non-compliance** with **Title 24** as of this date nine (9) months later the Young Terrace TMC has not been assisted by NRHA to maintain this resident council by a MOU.

> **Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates:**
>
> **§ 964.18 HA role in activities under subparts B & C. (a)** *HAs with 250 units or more.* **(1)** A HA shall officially recognize a duly elected resident council as the sole representative of the residents it purports to represent, and support its tenant participation activities.
>
> **(10)** The HA and resident council shall put in writing in the form of a Memorandum of Understanding the elements of their partnership agreement and it shall be updated at least once every three (3) years.

June 10, 2009:
The TMC requested that Molly Clark (NRHA) Resident Services to assist the TMC with a ballot box for the July 2009, TMC election. Resident Services totally ignored the TMC request never responding to this request which is non-compliant to Title 24 CFR. **(See Attach. 4)**

June 30, 2009:
NRHA Client Services is non-compliant to Attorney Sarah Bland's **FOIA** request for the November, 2008 MOU document which is **Attach. 2 of this Doc.** NRHA fraudulently states that there was no 2008 MOU between NRHA and the Young Terrace TMC despite the existence of the signed document. **(See Attach. 5)**

July 20, 2009:
McBride complaint against NRHA sent to the HUD Richmond Field Office. Federal employees disregarding Federal laws, policy and procedure renders the Federal

Laws, Policy's and Procedures with-out any meaning or teeth, just plain useless in the light of NRHA customs which are to disregard Federal mandate and Superiors instruction.

August 10, 2009:
Mr. Charles Famuliner, former Acting Director of HUD Richmond Field Office instructs NRHA to respond to my July 20, 2009 complaint. It has been seven months with NRHA not responding to my complaint as instructed by their superiors in Richmond Va. In-fact NRHA's only response has been to lock the current TMC board out of the TMC office. **(See Attach. 6)**

October 1, 2009:
Mr. Clearance Nelson (NRHA) Community Relations Manager in-effective tenure is replaced by Mrs. Betty Temple. Several resident councils constantly complained about Mr. Nelson not doing his job correctly which harmed the operations of **all** resident councils.

October 13, 2009:
Mrs. Betty Temple met with the Young Terrace TMC board for an update. In the presence of the TMC board; Mrs. Temple gave her word that she would attend the TMC election. She did not. Mrs. Temple stated that she would research what outstanding issues if any that needed to be addressed. She never got back to the TMC on this either. Mrs. Temple led the TMC on that she was doing research to help the TMC but all along she was researching to oust the current TMC Board.

January 4, 2010:
On the week of January 4, 2010 Mrs. Temple had Mr. David Wike remove Mr. McBride's code from the security system. Mrs. Temple informed Mr. Wike that there was "**foul play**" at the Young Terrace TMC. Ms. Temple falsely claimed to have attempted to call and write McBride unsuccessfully.

January 8, 2010:
Betty Temple sends Mr. McBride letter at his residence stating several falsities which the TMC Board as a whole addressed by letter. Mrs. Temple's letter also instructed Mr. McBride to remove his personal belongings from the TMC office with-in five days. This letter was sent five days after the alarm code had been removed, so there was no way for Mr. McBride to remove his belongings from the TMC office.

In conclusion, no communication was made by Mrs. Temple to me, Robert McBride. I live in public housing therefore Mrs. Temple knows where I reside. Mrs. Temple and I have e-mailed and phoned one another in the past. Mrs. Temple does have my contact information yet, her contention that she attempted to reach me McBride is just plain bald faced lie.

Where **Title 24** mandates that "a Housing Authority "**shall**" assist residents to establish and maintain a resident council" more than enough evidence has been presented to prove NRHA has acted to harm the Young Terrace TMC's community involvements effectiveness.

NRHA's intentional fraud, intentional negligence, intentional non-compliance with the **Federal CFR Title 24**, and intentional disregard of HUD Famuliner's instruction is absurd disgusting customs of federal employees.

Where the current TMC Board has been locked out of the civic league office we have been blocked from executing the TMC plans with a Martin Luther King dinner on January 13th, 2009 a open mic/spoken word teen event on January 14th, 2009, Food Pantry paper-work due to the USDA, Food Pantry distribution to the community, meetings... We have missed being placed on the community out reach calendar of the Eastern Stars... and find it nearly impossible to coordinate any thing with current and or, potential community partners.

We seek and pray that some federal authority hold NRHA and HUD accountable to the law and to intervene and order NRHA's malfeasance of Federal office to be ceased and desisted.

Finally where NRHA has not been accountable to and has disregarded federal code[3] by locking the Young Terrace TMC Resident Council out of office and where HUD is looking the other way, the Young Terrace TMC respectfully complains in this instance yet, will **also** seek other resolve by and through our elected legislators and the Department of Justice.

Sincerely,

R. McRay

---

[3] **Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates:**

150(3) The HA and the duly elected resident council at each development and/or those jurisdiction-wide councils shall collaborate on how the funds will be distributed for tenant participation activities. If funding disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the Field Office intervention, the Field Office shall refer the matter to HUD Headquarter for final resolution.

Robert McBride,
President, YTTMC

307 Nicholson Street
Norfolk, VA 23510
(757) 589-6800
(757) 627-9302
r.mcbride_yttmc@yahoo.com

Attach. 1

Yahoo! · My Yahoo! · Mail · More Get Yahoo! Toolbar Hi, Robert · Sign Out · All-New Mail · Help

YAHOO! MAIL Classic

Search web search

Mail | Contacts | Calendar | Notepad What's New? - Mobile Mail - Options

Check Mail | Compose Search Mail | Search the Web

See Your Credit Score Now $0

Folders
Inbox (219)
Drafts (10)
Sent
Spam (4) [Empty]
Trash [Empty]

Chat & Mobile Text [Show]
I am: Available

My Folders [Add - Edit]

Search Shortcuts
My Photos
My Attachments

ADVERTISEMENT

501(c)3 Form, bus. plan writing work-shop Thursday, October 16, 2008 10:09 AM

From: "Robert McBride" <r.mcbride_yttmc@yahoo.com>

To: "Clarence Nelson" <cnelson@nrha.us>

Cc: "Molly Clark" <moclark@nrha.us>

Good afternoon Mr. Nelson;

We are still in need of the 501(c) 3 form to be able to order non-USDA products from the food bank.

Ms. Clark has informed us that you may know of a free business plan writing work-shop offered by NSU. Could you please forward us that information?

Thanks,

Robert

(757) 625-3006 (O)
(757) 622-2620 (F)
823 Smith Street
Norfolk, Virginia 23510

Attach. 2

MEMORANDUM OF UNDERSTANDING BETWEEN
YOUNG TERRACE TENANT MANAGEMENT CORPORATION
AND
NORFOLK REDEVEPMENT AND HOUSING AUTHORITY

This **AGREEMENT** entered as of the 1st day of November, 2008 between the **Norfolk Redevelopment and Housing Authority**, a political subdivision of the Commonwealth of Virginia, whose address is 201 Granby Street, Norfolk, Virginia, 23501, after this called **"NRHA"** and the **Young Terrace Tenant Management Corporation**, a private nonprofit corporation, whose address is 307 Nicholson St., Norfolk, Virginia 23510 after this called the "TMC".

WITNESSETH THAT:

WHEREAS, NRHA wants to engage the TMC to provide increased activities in the neighborhood; and

WHEREAS, the TMC has agreed and is qualified to provide such services.

NOW, THEREFORE, in consideration of the premises and of the promises mutually exchanged herein, the parties agree as follows:

1. SCOPE OF SERVICE: TMC will hire and supervise an office manager (attachment #1); maintain posted hours of operation at the TMC office; provide fiscal management support such as proper insurances, accounting and auditing services; purchase appropriate office supplies and materials; provide for janitorial services for the TMC unit; conduct activities to increase resident participation in programs and activities in Young Terrace.

2. TIME OF PERFORMANCE: This contract for the period beginning on or about November 1st, 2008 until on or about June 30, 2010.

3. COMPENSATION AND PAYMENT METHOD: The contract amount for stated services will be $5,000.00. NRHA agrees to make two payments during the term of contract to the TMC. The first invoice will be for an advance payment of $2,500.00. This invoice and future invoices must outline the program costs for that period. Payment after that will be upon submission of an invoice. Please submit your invoice to the Community Development Manager for processing. Payment will be made within fifteen working days.

4. EVALUATION AND REPORTING: The TMC will submit a written report to NRHA via the Community Development Manager, outlining the current activities and other program information required for the Comprehensive Grant Program. Reports are due prior to the disbursement of funds, reporting expenditures and activities of previously disbursed funds. Report will include but not be limited to, purchase of all equipment

and supplies. The agreed upon reporting format will include but not be limited to information on the number of participants, type of activities, collaborative efforts, percentage of increases in attendance at community meetings.

5. ASSIGNMENT: Neither NRHA nor the TMC will assign, sublet or transfer any rights in this agreement without the written consent of the other party.

6. TERMS AND CONDITIONS: This agreement is subject to and incorporates the provisions attached as Part II – Terms and Conditions and the response to the RFP submitted by the TMC.

7. RECORD KEEPING: Sound financial management techniques are required. Financial ledgers, checkbooks and other records such as time sheets, purchase orders etc., will be reviewed periodically to ensure compliance with necessary rules, regulations and federal requirements. EMPLOYEES: Residents of the community are to be given priority for employment under this contract. Each employee will be required to complete a W-4 federal tax form and any necessary state tax forms. The employee will have FICA withheld from their gross earnings despite pay.

8. INSURANCE: The TMC will be required to maintain general liability, bond insurance, and workers' compensation that covers all employees. The TMC will be required to submit a copy of the Certificate of Insurance upon the execution of this contract and a copy of its renewal should it expire during this contract.

9. TERMINATION OF CONTRACT: Either party can end this contract for cause by giving a 30 days written notice. The TMC will only be reimbursed for services rendered to date.

Signatures:

Young Terrace Tenant Management Corporation
By: R. McBride Date:
President

Norfolk Redevelopment and Housing Authority
By Arlene M. Hinson Date: 11/17/08
Arlene M. Hinson, Director of Client Services

Scope of Work

The ***Empowerment, Economic Self-Sufficiency, and Resident Participation*** category of Capital Fund Program reflects both the Public Housing Reform Act as well as a tradition begun at HUD to encourage housing authorities to create initiatives aimed at increasing resident empowerment and fostering economic self-sufficiency. One way this perspective continues to be explicated is through the capacity building within the resident organizations.

The resident organizations serve as a liaison between NRHA and the community distributing relevant information to the residents by newsletters, meetings, etc., and relaying significant information to NRHA on behalf of the residents. The resident organizations maintain offices, with advertised hours of operation, in the various communities. Funding from the Capital Fund Program will be used for the management and operation of the resident organization office in each public housing community.

The resident organizations are obligated to extend employment opportunities to residents within the community or other low income residents of the other public housing communities in Norfolk. The TMCs will maintain records of funds received and expended and provide reports of expenditures and activities to the Community Development Manager. Funds will be dispersed in two increments of $2,500 each. The reports must reflect expenditures or immediate anticipation of expenditure of previous funds received. Upon satisfactory review of report, invoice will be paid within 15 days.

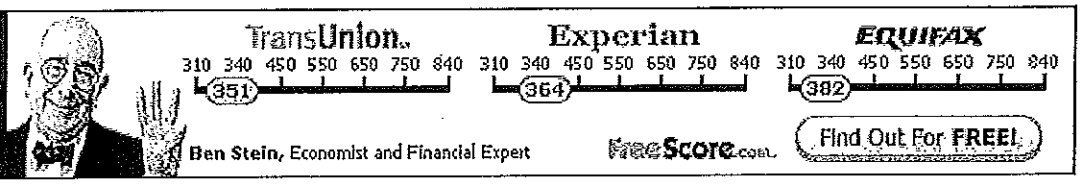
Attach. 3

Hi, Robert Sign Out All-New Mail Help Get Yahoo! Toolbar Yahoo! Mail

YAHOO! MAIL Classic

Search Web Search

What is Your Credit Score? View Yours for FREE!



Mail Contacts Calendar Notepad What's New? - Mobile Mail - Options

Check Mail Compose Search Mail Search the Web

Free Phones

Folders
- Inbox (218)
- Drafts (10)
- Sent
- Spam (2) [Empty]
- Trash [Empty]

Chat & Mobile Text [Show]
Team Available

My Folders [Add - Edit]
- Absolute Busin... ...
- Adobe (1)
- Armistead
- Bailley
- Brooks
- Clark
- Community Spea...
- Commuter Busse...
- Dell (7)
- Digital TV
- Empowerment Ha...
- Food Bank
- Hinson
- Job Corps (2)
- McAfee (2)
- Nelson

Emailing: all forms- Virginia Department of Agriculture

Wednesday, April 15, 2009 7:06 AM

From: "Clarence Nelson" <cnelson@nrha.us>

To: r.mcbride_yttmc@yahoo.com

Cc: "Clarence Nelson" <cnelson@nrha.us>

allforms.url (100b)

<<allforms.url>> Mr. McBride

I have researched the following. Please see this site and scroll to Division of Consumer Protection, Charitable Solicitations. You may follow those instructions. Please feel free to call 1.800.552.9963 for additional instructions. Please feel free to contact me for any additional assistance I may provide.

Clarence F. Nelson, Jr.
Community Relations Manager
757.624.8653

The message is ready to be sent with the following file or link attachments:

Shortcut to: http://www.vdacs.virginia.gov/allforms.shtml

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Attach. 4

Yahoo! | My Yahoo! Mail | More Get Yahoo! Toolbar Hi, Robert Sign Out | All-New Mail | Help

YAHOO! MAIL Classic

Search

Free 3 in 1 Credit Report: View Your Credit Scores Now! freescore.com

Excellent	750 - 840	Fair	620 - 659	I Don't Know	????
Good	660 - 749	Poor	340 - 619	Find out INSTANTLY!	

Mail | Contacts | Calendar | Notepad What's New? - Mobile Mail - Options

Check Mail | Compose | Search Mail | Search the Web

Free Phones

Folders
Inbox (219)
Drafts (10)
Sent
Spam (2) [Empty]
Trash [Empty]

Chat & Mobile Text [Show]
I am Available

My Folders [Add - Edit]

Search Shortcuts
My Photos
My Attachments

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Delete | Reply | Forward | Move...

July 22 Young Terrace Election Wednesday, June 10, 2009 9:06 AM

From: "Robert McBride" <r.mcbride_yttmc@yahoo.com>

To: "Molly Clark" <moclark@nrha.us>; "Clarence Nelson" <cnelson@nrha.us>

Good afternoon Ms. Clark;

Could we please have the ballot box and nomination forms for our July 22 elections for Chaplin, Sgt. of Arms, and Parliamentarian?

Thanks,

Robert McBride
737-7556

(757) 625-3006 (O)
(757) 622-2620 (F)
823 Smith Street
Norfolk, Virginia 23510

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Attach. 5

LAW OFFICES
CRENSHAW, WARE & MARTIN, P.L.C.
1200 BANK OF AMERICA CENTER
ONE COMMERCIAL PLACE
NORFOLK, VIRGINIA 23510
www.cwm-law.com

TELEPHONE (757) 623-3000
FACSIMILE (757) 623-5735

TIMOTHY A. COYLE
EMAIL: tcoyle@cwm-law.com

June 30, 2009

Sarah Bland, Esquire
Staff Attorney
Legal Aid Society of Eastern Virginia
125 St. Paul's Boulevard
Suite 400
Norfolk, VA 23510

Re: Follow-Up on Freedom of Information Act Request to Norfolk Redevelopment and Housing Authority
Young's Terrace Tenant Management Corporation

Dear Ms. Bland:

In response to your letter of June 22, 2009, we have been advised by our client that Norfolk Redevelopment and Housing Authority and Young's Terrance Tenant Management Corporation did not sign a Memorandum of Understanding for 2008.

If you have any questions, please feel free to give me a call.

Very truly yours,

Timothy A. Coyle

TAC/vc

cc: Ms. Donnell Brown
Mr. Clarence Nelson
Ms. Arlene Hinson
Mr. Ed Ware
Ms. LaRhesa Christmas

CW &M
Est. 1923

Attach. 6

U. S. Department of Housing & Urban Development

Richmond Office
600 E. Broad Street, 3rd Floor
Richmond, VA 23219
1-800-842-2610

AUG 10 2009

Mr. Robert McBride
307 Nicholson Street
Norfolk, VA 23510

Dear Mr. McBride:

This is in response to the correspondence you sent to our office regarding concerns with the Norfolk Redevelopment and Housing Authority ("the Authority"). You indicated in your correspondence that you are filing a letter of complaint against the Authority based on disregard and lack of communication with the Young Terrace Tenant Management Corporation.

We forwarded a copy of your letter to Mr. Shurl Montgomery, Executive Director of the Authority and asked the Authority to review your letter and respond to you in writing. In addition, we asked the Authority to copy our office on their response.

If you should have any questions, please call our office at (800) 842-2610.

Sincerely,

Charles C. Famuliner
Acting Director

NORFOLK RESIDENT ORGANIZATION

PO Box 2892 • Norfolk, VA 23510 • (757) 589-6800

March 22, 2010

Ms. Donnell Brown
Assistant Executive Director, Housing
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23501

Re: NRHA 2010 Annual Five Year Plan NRO Demands;

Dear Ms Brown:

1. The NRO formally demands a hearing to discuss the reasons for the Young Terrace TMC Resident Council. The Secretary of HUD has stated that residents have "**the right to organize without obstruction, harassment, or retaliation from property owner or management**." NRHA staff has vaguely made suggestions that the Young Terrace TMC has not been compliant with submitting financial documents. Yet it reiterated that the documents in question were submitted to NRHA in May of 2009 and civilly re-submitted to NRHA in February of 2010.

   Where the resident council has been locked out of the civic league office NRHA is in non-compliance with the **Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates**:

   > **150(3)** ...If funding disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the Field Office intervention, the Field Office shall refer the matter to HUD Headquarter for final resolution.

   > **Code of Federal Regulations Title 24 Housing and Urban Development § 964.18** HA role in activities under subparts B & C. (8) The **HA shall ensure open communication** and frequent meetings between HA management and resident councils and shall encourage the formation of joint HA management-resident committees to work on issues and planning.

And, where the resident council(s) role is for the betterment of its residents lives and where NRHA employees are federal employees it is asked **WHY** neither NRHA nor HUD addresses non-accountability of these federal employees for being non-compliant with nor accountable to federal law? This is **not** transparent, **not** in good faith negotiating, **not** "Equal Access to the Laws" in any way and **not** "Due Process". Now why aren't these actions by the government employees trampling poor residents "First Amendment Rights" **not** surprising?

> **Title 24 part §964.18 HA role in activities under subparts B & C. (2)** When requested by residents, a HA shall provide appropriate guidance to residents to assist them in **establishing** and **maintaining** a resident council.

By closing a resident council down NRHA has done the opposite of assisting the residents to **establish** and **maintain** a resident council which is the federal government (NRHA) disregarding federal law.

2. The NRO demands a hearing to discuss why is it that NRHA is switching to a once a year fund issuance from the quarterly issuance. Where HUD submits "Per Unit Funds" to NRHA to distribute to the resident councils and the past practiced funds issuance has been quarterly, we the NRO demand the reason(s) for this change.

3. Where NRHA is currently displacing Young Terrace residents in as little as ninety (90) days to convert several one bed room apartments and a few two and three bed room apartments to make them handicapped accessible the NRO demands to know;

    a. How long has NRHA known of this conversion where these residents are being permanently relocated where in most cases the residents will not qualify to return as a handicapped person?

    b. Are any jobs being offered to residents to assist to with these handicapped conversions?

4. The NRO formally demands the opportunity of a more meaningful active role be afforded to the NRO for the May 2010 Resident Council training. Last year's training focused on the history of NRHA while interesting this was not of benefit to business operations of the resident councils.

5. The NRO also demands the opportunity to meaningfully participate in and with the planning of the 2010 NRHA Annul Resident Recognition Banquet. The NRO wishes to and is eager to participate in the planning process of this annul event

for residents. Please provide us with a NRHA point of contact for the NRO's involvement on behalf of the residents?

6. The NRO demands to review NRHA's Resident Services 2009 Fiscal Year report to HUD detailing;

    a. Funds HUD made available to NRHA, expenditures and,
    b. Funds in excess returned to HUD.

7. The NRO demands to review current funds made available by and through HUD.

We the NRO the jurisdiction-wide resident council respectfully demand our rights to meaningfully be involved in and with the decisions involving NRHA residents thru open communication and negotiation rather than being imposed upon. Thank you in advance for your time and cooperation.

Furthermore cynical is Ms. Donnell Brown's (NRHA) response to the NRO's **several** request for information of NRHA's programs and services provided to its residents. Ms. Brown requesting payment for her office doing its job is contrary to the resident's rights, HUD's mandate(s) to assist residents and the Code of Federal Regulations. **See Below**

NRO

Norfolk Resident Organization

January 8, 2010

Robert McBride
307 Nicholson St.
Norfolk VA, 23510
(757) 625-3006 (TMC)
r.mcbride_yttmc@yahoo.com

Donnell Brown
Assistant Executive Director, Housing
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23501

Dear Ms. Brown:

Please answer the NRO July 20, 2009 letter which is also attached in this e-mail? It is going on six months with NRHA **not** responding to the NRO request. NRHA is **stifling** the NRO effectiveness thus the voice of NRHA residents jurisdiction-wide. Title 24 clearly states that: "when requested by residents the HA "**shall**" assist the residents to establish and maintain a resident council". Six months waiting for a NRHA response is excessive to say the least.

Ms. Brown my Young Terrace TMC alarm code has not been re-instated by Mr. Wike as of this day. Could you have him to re-instate the alarm code in order to secure the building?

In conclusion if NRHA takes any further adverse actions against me as President of the NRO (the jurisdiction-wide resident council) or President of the Young Terrace TMC, pursuant to Title 24 both councils request a third party arbitrator (not an NRHA employee) to resolve our differences. Please feel free to reach me at the above listed contact information.

Sincerely,

R. McBride

Robert McBride, President
NRO, Young Terrace TMC

823 Smith Street, Norfolk, Virginia 23510, (757) 625-3006 (O), (757) 622-2620 (F)

NORFOLK RESIDENT ORGANIZATION

7-20-2009

Molly Clark
NRHA Resident Services
Norfolk, VA 23510

Dear Ms. Clark;

The NRO after several years of **not having** a functioning full board, in an effort to reestablish and maintain said for the purposes of a **continual benefiting** existence for NRHA residents the new NRO board request from NRHA Resident Services the following NRO documents:

1. federal tax Identification number,
2. incorporation papers,
3. 501(c)(3) designation,
4. The status of the NRO account with Bank or America, formally Nations Bank and what is needed to resolve any outstanding issues if any,

If these documents are not in the possession of NRHA Resident Services the NRO request NRHA Resident Services assistance to obtain these documents.

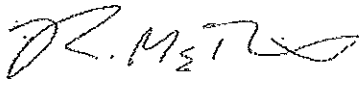
Furthermore the NRO request:

5. a per line item list of **all infractions** that any Resident Council has incurred since the national and local inception of the Resident Councils, with explanation of said infractions as to not have infractions repeated.

6. NRHA's Resident Services **complete** structure or as rumored to be restructured, how Resident Services has been restructured.

7. submission **to all Resident Councils all information** pertaining to NRHA Resident Services' programs and activities for NRHA residents i.e.:
    I. youth,
    II. senior,
    III. employment,
    IV. education,
    V. recreation,
    VI. youth/senior work-shops/classes,
    VII. sub-contracting community opportunity initiatives or trainings,
    VIII. entrepreneurial opportunity initiatives or trainings,
    IX. grant availability,
    X. intra and outer-state training opportunities,
    XI. field trips etc…

Most Sincerely,



Robert McBride,
NRO President

cc
NRO file @ Young Terrace TMC
NRO file @ Calvert Square TMC
Clarence Nelson
Arlene Hinson
Sheila Brooks
Rodney Jordan
Robert Jennings
Charles Famuliner
Sarah Bland
Raymond Hartz

Below please find Ms. Brown's response requesting payment from the NRO

January 15, 2010

Mr. Robert Mc Bride
307 Nicholson St.
Norfolk, Va. 23510

Dear Mr. McBride

This is in response to your January 08, 2010 email to me. **In your email you requested the following four (4) Norfolk Resident Organization (NRO) documents:**

1. Federal tax identification number,

2. Incorporation papers,

3. 501(c) (3) designation,

4. The status of the NRO account with Bank or America, formally Nations Bank and what is needed to resolve any outstanding issues if any,

The NRO is a private corporation. The Norfolk Redevelopment and Housing Authority (NRHA) has no affiliation, no fiduciary responsibility for and no federal oversight of the NRO.

To the best of my knowledge the NRO has not provided organizational information or documents of this nature to the NRHA. The NRO is responsible for maintaining these records.

It is my understanding that you can contact the Internal Revenue Services (IRS) for copies of the federal tax number and information about the 501(C) (3) designation. The State of Virginia's state Corporation Commission would have your incorporation papers. All information about the NROs' banks accounts should be requested from the Bank of America.

Item five (5) requested: a per line item list of all infractions that any Resident Council has incurred since the national and local inception of the Resident Councils, with explanation of said infractions as to not have infractions repeated.

Given the scope and breadth of this request for records, the NRHA has determined that it is not practically possible to provide the requested records or to determine whether they are available within the five-work-day period provided for under the Freedom of Information Act. In addition, it has been determined in advance that the charges for producing the requested records will exceed $200.00. Based upon our understanding of the scope and breadth of your request, it is currently estimated that the costs of accessing, duplicating, supplying and searching for the requested records may well exceed $1,500.00. Before **continuing to process your request, we must have your check, payable to Norfolk Redevelopment and Housing Authority, in the amount of $1,500.00**, to cover the estimated charges to be incurred in responding to your request concerning resident council infractions. We will, of course, advise you if the estimate changes once processing begin and obtain your further payment, in advance, of any

additional costs. We will hold in abeyance any further processing of your request until receipt of the advance payment of the estimated charges.

Item 6 of your request: NRHA's Resident Services complete structure or as rumored to be restructured, how Resident Services has been restructured.

There has not been an organizational change of the Resident Services staff and currently there is no intent to restructure. The following lists, the resident service staff and their assisted communities:

Tidewater Gardens- DiAnne Montgomery
Young Terrance-Shelia Brooks
Calvert Square- Oneiceia Howard
Diggs Park –Tarsha Mitchell
Oakleaf Forest-Aline Rogers
Moton Circle-Shirley Broom
Grandy Village-Sheila Coppage
Midrise Communities-Belinda Hillman
Gloria Parker

Item 7 of your request: submission to all Resident Councils all information pertaining to NRHA Resident Services'
programs and activities for NRHA residents i.e.:
I. youth,
II. senior,
III. employment,
IV. education,
V. recreation,
VI. youth/senior work-shops/classes,
VII. sub-contracting community opportunity initiatives or trainings,
VIII. entrepreneurial opportunity initiatives or trainings,
IX. grant availability,
X. intra and outer-state training opportunities,
XI. field trips etc...

Given the scope and breadth of this request for records, the Authority has determined that it is not practically possible to provide the requested records or to determine whether they are available within the five-work-day period provided for under the Freedom of Information Act. In addition, it has been determined in advance that the charges for producing the requested records will exceed $200.00. Based upon our understanding of the scope and breadth of your request, it is currently estimated that the costs of accessing, duplicating, supplying and searching for the requested records may well exceed $2,500.00. **Before continuing to process your request, we must have your check, payable to Norfolk Redevelopment and Housing Authority, in the amount of $2,500.00, to cover the estimated charges to be incurred in responding to your request**. We will, of course, advise you if the estimate changes once processing begin and obtain your further payment, in advance, of any additional costs. We will hold in abeyance any further processing of your request until receipt of the advance payment of the estimated charges.

Currently, the Young Terrace Tenant Management Corporation (TMC) is not in good standing with the NRHA, because of its failure, among other things, to supply required financial records despite repeated requests. Until the outstanding issues are resolved with the Young Terrance TMC, office space for this TMC on NRHA's property will not be provided . Once the TMC is restored to good standing status, use of the office space on NRHA property by authorized officers, employees and agents of the Young Terrace TMC will again be permitted.

Sincerely

Donnell Brown
Chief Housing Officer

In conclusion where Ms. Donnell Brown alleges in the above paragraph on this page that the Young Terrace Tenant Management Corporation (TMC) is not in good standing with NRHA and that NRHA will not provide office space to the Young Terrace TMC/Civic League, NRHA via Ms. Brown is violating a resident councils "First Amendment", "Due Process", and "Equal Access to the Law" by being non-compliance to and with:

Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates:

> **150(3)** The HA and the duly elected resident council at each development and/or those jurisdiction-wide councils shall collaborate on how the funds will be distributed for tenant participation activities. If funding disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the Field Office intervention, the Field Office shall refer the matter to HUD Headquarter for final resolution.

Sincerely,

R. McBride

Robert McBride,
President(s) YTTMC, NRO

YOUNG TERRACE TMC

TENANT MANAGEMENT CORPORTATION

March 22, 2010

Ms. Donnell Brown
Assistant Executive Director, Housing
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23501

Re: Young Terrace TMC Demand for Redress for NRHA 2010 Annual Five Year Plan;

Dear Ms Brown:

For the betterment of our residents the Young Terrace Tenant Management Corporation (TMC) is demanding redresses for NRHA's non-compliance to **Title 24 CFR**, its' constitutes **Constitutional "First Amendment", "Due Process" and "Equal Access to the Law"** Clauses provisions Rights.

Where we have not been afforded any due process arbitration, there is no way for the Young Terrace TMC to avoid the continuance of irreparable harm caused by NRHA.

By NRHA denying the Young Terrace TMC Resident Council access to the civic league office we have not been able distribute our monthly food pantry to the approximate 150 residents monthly, meet and organize, respond to mail/bills or voice messages of partners and perspective partners to provide services to the community. We are left in limbo of resolving a previous board's delinquency with the IRS and re-establishing our non-for-profit incorporation papers.

For several years request and complaints made by the resident council of the Young Terrace neighborhood have been met by resistance, disregard to and non-compliance with **Title 24 of CFR**.

On January 4, 2010 Betty Temple (NRHA) removed my (Robert McBride's, Young Terrace TMC President) security code from Young Terrace civic league office's alarm system. On this day, as normal upon arriving at the civic league office I entered the building. It was then that I learned that I was not able to turn the alarm off. The Norfolk Police responded and came out with police dogs. The possibility of being arrested and attacked by police dogs was an extremely stressful experience.

I called a Mr. David Wike (NRHA) security systems and, Mr. Wike explained that Mrs. Betty Temple (NRHA) had informed him that she had been attempting to contact me unsuccessfully, she informed Mr. Wike that she thought "there was "foul play" and to remove Mr. McBride's code from the security system".

There were no messages on the civic league telephone's voice mail, no calls to my cell phone nor any messages to Mr. McBride's e-mail from Mrs. Temple. All of these methods of communications can be verified.

I Robert McBride promptly interviewed the Young Terrace Property Manager, Mrs. Jody Williams[1] (NRHA) and the Young Terrace Resident Services Specialist Mrs. Sheila Brooks[2] (NRHA). Neither had spoken to Mrs. Temple in the two weeks prior to the January 4, 2010 date.

Where neither Mrs. Temple nor Mr. Wike made any attempt to contact the Young Terrace Property Manager Mrs. Jody Williams or the Young Terrace community's Resident Services Specialist Mrs. Sheila Brooks to confirm my whereabouts and Mrs. Temple's "foul play" assumption; Mrs. Temple's reasoning defies logic and truth.

We ask the court to intervene where the following time line makes it evident that the Young Terrace TMC will continue to be irreparably harmed by any ordered negotiations directly with NRHA where NRHA has disregarded instructions from its superiors the HUD Richmond Field Office and **Title 24**.

Furthermore where part **964.18 (2)** of **Title 24** mandates that "§ When requested by residents, a HA **"Shall"** provide appropriate guidance to residents to assist them in **establishing** and **maintaining** a resident council" the court's intervention is needed where NRHA actions have been to tear down the Young Terrace TMC.

TIME LINE

January-2006 thru January-2008:
For approximately two years McBride called NRHA's Client Services' Community Relations Manager Mr. Clarence Nelson to find out why the Young Terrace TMC had remained closed for that period of time going on three years, thus providing **no services** to the Young Terrace Community.

For those two years plus Mr. Nelson neither answered nor returned any of McBride's phone calls that were placed to Nelson's NRHA office at (757) 624-8653 from McBride's then home phone number (757) 747-1055, McBride's then work office phone numbers (757) 314-4277, and from co-worker Freeman's phone (757) 314-4244 from former employer Empowerment 2010's phones. This also can be easily verified by Verizon's telephone records.

January 2008:
McBride began to in person visit Mr. Nelson in his office. For the several months between that January of 2008 until approximately the beginning of August 2008Mr.

[1] (757) 314-4212
[2] (757) 314-4211

Nelson mislead McBride by repeatedly stating that his boss had approved for the funds for the TMC office being re-opened.

In August of 2008 former Young Terrace Property Manager Mrs. W. M. Young had gotten involved because McBride went to her for the TMC office had not been re-opened as Mr. Nelson had repeatedly promised. And for the community day had not been held in several years, McBride explained to Mrs. Young that Mr. Nelson had been leading him on for several months to thinking that he was working on be-half of the TMC reopening but he actually had done nothing for the entire year.

August 25, 2008:
After the TMC being closed and inoperable providing no services to the Young Terrace residents for almost **three years**, Young Terrace office is reopened.

September 9, 2008:
Young Terrace TMC election held and officers were inducted with Mr. Nelson's assistance.

September 17, 2008:
The TMC first verbally asked Mr. Nelson for the TMC's 501(c)(3) tax exempt paper work. Mr. Nelson would not respond until April 2009, **seven months later.**

October 16, 2008:
After several verbal request, the TMC sent Mr. Nelson a e-mail requesting the TMC's 501 (c)(3) paperwork. **(See Attach. 1)**

Mr. Nelson would not answer this question until **six-months** later in April of 2009 after e-mail was sent to him.

November 17, 2008:
In good faith, McBride signed MOU Comp. Grant Fund contract along with Ms. Arlene Hinson (NRHA). Resident Services did not honor this contract which was a breached of this contract by NRHA. **(See Attach. 2)**

When the TMC asked Mr. Nelson for a copy of the contract Nelson disregarded the TMC's request which was and is NRHA's **fraudulent concealment** of this signed contract.

April 2009:
Contrary to **Title 24** CFR NRHA Client Services presented all resident councils with a single grouped Memorandum of Understanding (MOU). This MOU **was not** negotiated with any one resident council. The MOU was merely forced on the resident councils by NRHA.

> **Title 24 CFR 964.18 (10)** The HA **and** resident council **shall** put in writing in the form of a Memorandum of Understanding the elements of

their partnership agreement and it shall be updated at least once every three (3) years.

April 15, 2009:
Seven months after the TMC's original request for its corporation papers via e-mail Mr. Nelson submitted to the TMC a corporation application from the Virginia Department of Agriculture. Prior TMC Boards had NRHA's law firm Crenshaw, Ware and Martin to complete the corporation application process. Corporation applications are normally completed by a registered agent. Mr. Nelson continued to **frustrate** the TMC's effectiveness. **(See Attach. 3)**

June 6, 2009:
At NRHA Resident Services work-shop Ms. Arlene Hinson (NRHA) stated that her office would be working with the resident councils on a new MOU. In **non-compliance** with **Title 24** as of this date nine (9) months later the Young Terrace TMC has not been assisted by NRHA to maintain this resident council by a MOU.

> **Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates:**
>
> **§ 964.18 HA role in activities under subparts B & C. (a)** *HAs with 250 units or more.* **(1)** A HA shall officially recognize a duly elected resident council as the sole representative of the residents it purports to represent, and support its tenant participation activities.
>
> **(10)** The HA and resident council shall put in writing in the form of a Memorandum of Understanding the elements of their partnership agreement and it shall be updated at least once every three (3) years.

June 10, 2009:
The TMC requested that Molly Clark (NRHA) Resident Services to assist the TMC with a ballot box for the July 2009, TMC election. Resident Services totally ignored the TMC request never responding to this request which is non-compliant to Title 24 CFR. **(See Attach. 4)**

June 30, 2009:
NRHA Client Services is non-compliant to Attorney Sarah Bland's **FOIA** request for the November, 2008 MOU document which is **Attach. 2 of this Doc.** NRHA fraudulently states that there was no 2008 MOU between NRHA and the Young Terrace TMC despite the existence of the signed document. **(See Attach. 5)**

July 20, 2009:
McBride complaint against NRHA sent to the HUD Richmond Field Office. Federal employees disregarding Federal laws, policy and procedure renders the Federal

Laws, Policy's and Procedures with-out any meaning or teeth, just plain useless in the light of NRHA customs which are to disregard Federal mandate and Superiors instruction.

August 10, 2009:
Mr. Charles Famuliner, former Acting Director of HUD Richmond Field Office instructs NRHA to respond to my July 20, 2009 complaint. It has been seven months with NRHA not responding to my complaint as instructed by their superiors in Richmond Va. In-fact NRHA's only response has been to lock the current TMC board out of the TMC office. **(See Attach. 6)**

October 1, 2009:
Mr. Clearance Nelson (NRHA) Community Relations Manager in-effective tenure is replaced by Mrs. Betty Temple. Several resident councils constantly complained about Mr. Nelson not doing his job correctly which harmed the operations of **all** resident councils.

October 13, 2009:
Mrs. Betty Temple met with the Young Terrace TMC board for an update. In the presence of the TMC board; Mrs. Temple gave her word that she would attend the TMC election. She did not. Mrs. Temple stated that she would research what outstanding issues if any that needed to be addressed. She never got back to the TMC on this either. Mrs. Temple led the TMC on that she was doing research to help the TMC but all along she was researching to oust the current TMC Board.

January 4, 2010:
On the week of January 4, 2010 Mrs. Temple had Mr. David Wike remove Mr. McBride's code from the security system. Mrs. Temple informed Mr. Wike that there was "**foul play**" at the Young Terrace TMC. Ms. Temple falsely claimed to have attempted to call and write McBride unsuccessfully.

January 8, 2010:
Betty Temple sends Mr. McBride letter at his residence stating several falsities which the TMC Board as a whole addressed by letter. Mrs. Temple's letter also instructed Mr. McBride to remove his personal belongings from the TMC office with-in five days. This letter was sent five days after the alarm code had been removed, so there was no way for Mr. McBride to remove his belongings from the TMC office.

In conclusion, no communication was made by Mrs. Temple to me, Robert McBride. I live in public housing therefore Mrs. Temple knows where I reside. Mrs. Temple and I have e-mailed and phoned one another in the past. Mrs. Temple does have my contact information yet, her contention that she attempted to reach me McBride is just plain bald faced lie.

Where **Title 24** mandates that "a Housing Authority "**shall**" assist residents to establish and maintain a resident council" more than enough evidence has been presented to prove NRHA has acted to harm the Young Terrace TMC's community involvements effectiveness.

NRHA's intentional fraud, intentional negligence, intentional non-compliance with the **Federal CFR Title 24**, and intentional disregard of HUD Famuliner's instruction is absurd disgusting customs of federal employees.

Where the current TMC Board has been locked out of the civic league office we have been blocked from executing the TMC plans with a Martin Luther King dinner on January 13th, 2009 a open mic/spoken word teen event on January 14th, 2009, Food Pantry paper-work due to the USDA, Food Pantry distribution to the community, meetings... We have missed being placed on the community out reach calendar of the Eastern Stars... and find it nearly impossible to coordinate any thing with current and or, potential community partners.

We seek and pray that some federal authority hold NRHA and HUD accountable to the law and to intervene and order NRHA's malfeasance of Federal office to be ceased and desisted.

Finally where NRHA has not been accountable to and has disregarded federal code[3] by locking the Young Terrace TMC Resident Council out of office and where HUD is looking the other way, the Young Terrace TMC respectfully complains in this instance yet, will **also** seek other resolve by and through our elected legislators and the Department of Justice.

Sincerely,

R. Mers

---

[3] **Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates:**

150(3) The HA and the duly elected resident council at each development and/or those jurisdiction-wide councils shall collaborate on how the funds will be distributed for tenant participation activities. If funding disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the Field Office intervention, the Field Office shall refer the matter to HUD Headquarter for final resolution.

Robert McBride,
President, YTTMC

307 Nicholson Street
Norfolk, VA 23510
(757) 589-6800
(757) 627-9302
r.mcbride_yttmc@yahoo.com

Attach. 1

Yahoo! · My Yahoo! · Mail · More Get Yahoo! Toolbar Hi, Robert · Sign Out · All-New Mail · Help

YAHOO! MAIL Classic Search web search

Mail | Contacts | Calendar | Notepad What's New? - Mobile Mail - Options

Check Mail | Compose Search Mail | Search the Web

See Your Credit Score Now, $0

Folders
Inbox (219)
Drafts (10)
Sent
Spam (4) [Empty]
Trash [Empty]

Chat & Mobile Text [Show]
I am Available

My Folders [Add - Edit]

Search Shortcuts
My Photos
My Attachments

ADVERTISEMENT

501(c)3 Form, bus. plan writing work-shop Thursday, October 16, 2008 10:09 AM

From: "Robert McBride" <r.mcbride_yttmc@yahoo.com>

To: "Clarence Nelson" <cnelson@nrha.us>

Cc: "Molly Clark" <moclark@nrha.us>

Good afternoon Mr. Nelson;

We are still in need of the 501(c) 3 form to be able to order non-USDA products from the food bank.

Ms. Clark has informed us that you may know of a free business plan writing work-shop offered by NSU. Could you please forward us that information?

Thanks,

Robert

(757) 625-3006 (O)
(757) 622-2620 (F)
823 Smith Street
Norfolk, Virginia 23510

Attach. 3

Hi, Robert Sign Out All-New Mail Help Get Yahoo! Toolbar Yahoo! Mail

YAHOO! MAIL Classic

Search Web Search

What is Your Credit Score? View Yours for FREE!

TransUnion 310 340 450 550 650 750 840 351
Experian 310 340 450 550 650 750 840 364
EQUIFAX 310 340 450 550 650 750 840 382

Ben Stein, Economist and Financial Expert FreeScore.com Find Out For FREE!

Mail Contacts Calendar Notepad What's New? - Mobile Mail - Options

Check Mail Compose Search Mail Search the Web

Free Phones

Folders
- Inbox (218)
- Drafts (10)
- Sent
- Spam (2) [Empty]
- Trash [Empty]

Chat & Mobile Text [Show]
Team Available

My Folders [Add - Edit]
- Absolute Busin... ...
- Adobe (1)
- Armistead
- Bailley
- Brooks
- Clark
- Community Spea...
- Commuter Busse...
- Dell (7)
- Digital TV
- Empowerment Ha...
- Food Bank
- Hinson
- Job Corps (2)
- McAfee (2)
- Nelson

Emailing: all forms- Virginia Department of Agriculture

Wednesday, April 15, 2009 7:06 AM

From: "Clarence Nelson" <cnelson@nrha.us>

To: r.mcbride_yttmc@yahoo.com

Cc: "Clarence Nelson" <cnelson@nrha.us>

allforms.url (100b)

<<allforms.url>> Mr. McBride

I have researched the following. Please see this site and scroll to Division of Consumer Protection, Charitable Solicitations. You may follow those instructions. Please feel free to call 1.800.552.9963 for additional instructions. Please feel free to contact me for any additional assistance I may provide.

Clarence F. Nelson, Jr.
Community Relations Manager
757.624.8653

The message is ready to be sent with the following file or link attachments:

Shortcut to: http://www.vdacs.virginia.gov/allforms.shtml

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

Scope of Work

The ***Empowerment, Economic Self-Sufficiency, and Resident Participation*** category of Capital Fund Program reflects both the Public Housing Reform Act as well as a tradition begun at HUD to encourage housing authorities to create initiatives aimed at increasing resident empowerment and fostering economic self-sufficiency. One way this perspective continues to be explicated is through the capacity building within the resident organizations.

The resident organizations serve as a liaison between NRHA and the community distributing relevant information to the residents by newsletters, meetings, etc., and relaying significant information to NRHA on behalf of the residents. The resident organizations maintain offices, with advertised hours of operation, in the various communities. Funding from the Capital Fund Program will be used for the management and operation of the resident organization office in each public housing community.

The resident organizations are obligated to extend employment opportunities to residents within the community or other low income residents of the other public housing communities in Norfolk. The TMCs will maintain records of funds received and expended and provide reports of expenditures and activities to the Community Development Manager. Funds will be dispersed in two increments of $2,500 each. The reports must reflect expenditures or immediate anticipation of expenditure of previous funds received. Upon satisfactory review of report, invoice will be paid within 15 days.

Attach. 4

Free 3 in 1 Credit Report: View Your Credit Scores Now! freescore.com

Excellent	750 - 840	Fair	620 - 659	I Don't Know	????
Good	660 - 749	Poor	340 - 619	Find out INSTANTLY!	

Free Phones

ADVERTISEMENT

July 22 Young Terrace Election

Wednesday, June 10, 2009 9:06 AM

From: "Robert McBride" <r.mcbride_yttmc@yahoo.com>

To: "Molly Clark" <moclark@nrha.us>; "Clarence Nelson" <cnelson@nrha.us>

Good afternoon Ms. Clark;

Could we please have the ballot box and nomination forms for our July 22 elections for Chaplin, Sgt. of Arms, and Parliamentarian?

Thanks,

Robert McBride
737-7556

(757) 625-3006 (O)
(757) 622-2620 (F)
823 Smith Street
Norfolk, Virginia 23510

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Attach. 5

LAW OFFICES
CRENSHAW, WARE & MARTIN, P.L.C.
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ONE COMMERCIAL PLACE
NORFOLK, VIRGINIA 23510
www.cwm-law.com

TELEPHONE (757) 623-3000
FACSIMILE (757) 623-5735

TIMOTHY A. COYLE
EMAIL: tcoyle@cwm-law.com

June 30, 2009

Sarah Bland, Esquire
Staff Attorney
Legal Aid Society of Eastern Virginia
125 St. Paul's Boulevard
Suite 400
Norfolk, VA 23510

Re: Follow-Up on Freedom of Information Act Request to Norfolk Redevelopment and Housing Authority
Young's Terrace Tenant Management Corporation

Dear Ms. Bland:

In response to your letter of June 22, 2009, we have been advised by our client that Norfolk Redevelopment and Housing Authority and Young's Terrance Tenant Management Corporation did not sign a Memorandum of Understanding for 2008.

If you have any questions, please feel free to give me a call.

Very truly yours,

Timothy A. Coyle

TAC/vc

cc: Ms. Donnell Brown
Mr. Clarence Nelson
Ms. Arlene Hinson
Mr. Ed Ware
Ms. LaRhesa Christmas

CW &M Est. 1923

NORFOLK RESIDENT ORGANIZATION

PO Box 2892 • Norfolk, VA 23510 • (757) 589-6800

March 22, 2010

Ms. Donnell Brown
Assistant Executive Director, Housing
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23501

Re: NRHA 2010 Annual Five Year Plan NRO Demands;

Dear Ms Brown:

1. The NRO formally demands a hearing to discuss the reasons for the Young Terrace TMC Resident Council. The Secretary of HUD has stated that residents have "**the right to organize without obstruction, harassment, or retaliation from property owner or management**." NRHA staff has vaguely made suggestions that the Young Terrace TMC has not been compliant with submitting financial documents. Yet it reiterated that the documents in question were submitted to NRHA in May of 2009 and civilly re-submitted to NRHA in February of 2010.

   Where the resident council has been locked out of the civic league office NRHA is in non-compliance with the **Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates**:

   > **150(3)** ...If funding disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the Field Office intervention, the Field Office shall refer the matter to HUD Headquarter for final resolution.

   > **Code of Federal Regulations Title 24 Housing and Urban Development § 964.18** HA role in activities under subparts B & C. (8) The **HA shall ensure open communication** and frequent meetings between HA management and resident councils and shall encourage the formation of joint HA management-resident committees to work on issues and planning.

Attach. 6

U. S. Department of Housing & Urban Development

Richmond Office
600 E. Broad Street, 3rd Floor
Richmond, VA 23219
1-800-842-2610

AUG 10 2009

Mr. Robert McBride
307 Nicholson Street
Norfolk, VA 23510

Dear Mr. McBride:

This is in response to the correspondence you sent to our office regarding concerns with the Norfolk Redevelopment and Housing Authority ("the Authority"). You indicated in your correspondence that you are filing a letter of complaint against the Authority based on disregard and lack of communication with the Young Terrace Tenant Management Corporation.

We forwarded a copy of your letter to Mr. Shurl Montgomery, Executive Director of the Authority and asked the Authority to review your letter and respond to you in writing. In addition, we asked the Authority to copy our office on their response.

If you should have any questions, please call our office at (800) 842-2610.

Sincerely,

Charles C. Famuliner
Acting Director

And, where the resident council(s) role is for the betterment of its residents lives and where NRHA employees are federal employees it is asked **WHY** neither NRHA nor HUD addresses non-accountability of these federal employees for being non-compliant with nor accountable to federal law? This is **not** transparent, **not** in good faith negotiating, **not** "Equal Access to the Laws" in any way and **not** "Due Process". Now why aren't these actions by the government employees trampling poor residents "First Amendment Rights" **not** surprising?

> **Title 24 part §964.18 HA role in activities under subparts B & C. (2)** When requested by residents, a HA shall provide appropriate guidance to residents to assist them in **establishing** and **maintaining** a resident council.

By closing a resident council down NRHA has done the opposite of assisting the residents to **establish** and **maintain** a resident council which is the federal government (NRHA) disregarding federal law.

2. The NRO demands a hearing to discuss why is it that NRHA is switching to a once a year fund issuance from the quarterly issuance. Where HUD submits "Per Unit Funds" to NRHA to distribute to the resident councils and the past practiced funds issuance has been quarterly, we the NRO demand the reason(s) for this change.

3. Where NRHA is currently displacing Young Terrace residents in as little as ninety (90) days to convert several one bed room apartments and a few two and three bed room apartments to make them handicapped accessible the NRO demands to know;

    a. How long has NRHA known of this conversion where these residents are being permanently relocated where in most cases the residents will not qualify to return as a handicapped person?

    b. Are any jobs being offered to residents to assist to with these handicapped conversions?

4. The NRO formally demands the opportunity of a more meaningful active role be afforded to the NRO for the May 2010 Resident Council training. Last year's training focused on the history of NRHA while interesting this was not of benefit to business operations of the resident councils.

5. The NRO also demands the opportunity to meaningfully participate in and with the planning of the 2010 NRHA Annul Resident Recognition Banquet. The NRO wishes to and is eager to participate in the planning process of this annul event

for residents. Please provide us with a NRHA point of contact for the NRO's involvement on behalf of the residents?

6. The NRO demands to review NRHA's Resident Services 2009 Fiscal Year report to HUD detailing;

    a. Funds HUD made available to NRHA, expenditures and,
    b. Funds in excess returned to HUD.

7. The NRO demands to review current funds made available by and through HUD.

We the NRO the jurisdiction-wide resident council respectfully demand our rights to meaningfully be involved in and with the decisions involving NRHA residents thru open communication and negotiation rather than being imposed upon. Thank you in advance for your time and cooperation.

Furthermore cynical is Ms. Donnell Brown's (NRHA) response to the NRO's **several** request for information of NRHA's programs and services provided to its residents. Ms. Brown requesting payment for her office doing its job is contrary to the resident's rights, HUD's mandate(s) to assist residents and the Code of Federal Regulations. **See Below**

NORFOLK RESIDENT ORGANIZATION

PO Box 2892 • Norfolk, VA 23510 • (757) 589-6800

March 22, 2010

Ms. Donnell Brown
Assistant Executive Director, Housing
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23501

Re: NRHA 2010 Annual Five Year Plan NRO Demands;

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   >
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    b. Are any jobs being offered to residents to assist to with these handicapped conversions?

4. The NRO formally demands the opportunity of a more meaningful active role be afforded to the NRO for the May 2010 Resident Council training. Last year's training focused on the history of NRHA while interesting this was not of benefit to business operations of the resident councils.

5. The NRO also demands the opportunity to meaningfully participate in and with the planning of the 2010 NRHA Annul Resident Recognition Banquet. The NRO wishes to and is eager to participate in the planning process of this annul event

for residents. Please provide us with a NRHA point of contact for the NRO's involvement on behalf of the residents?

6. The NRO demands to review NRHA's Resident Services 2009 Fiscal Year report to HUD detailing;

    a. Funds HUD made available to NRHA, expenditures and,
    b. Funds in excess returned to HUD.

7. The NRO demands to review current funds made available by and through HUD.

We the NRO the jurisdiction-wide resident council respectfully demand our rights to meaningfully be involved in and with the decisions involving NRHA residents thru open communication and negotiation rather than being imposed upon. Thank you in advance for your time and cooperation.

Furthermore cynical is Ms. Donnell Brown's (NRHA) response to the NRO's **several** request for information of NRHA's programs and services provided to its residents. Ms. Brown requesting payment for her office doing its job is contrary to the resident's rights, HUD's mandate(s) to assist residents and the Code of Federal Regulations. **See Below**

NRO

Norfolk Resident Organization

January 8, 2010

Robert McBride
307 Nicholson St.
Norfolk VA, 23510
(757) 625-3006 (TMC)
r.mcbride_yttmc@yahoo.com

Donnell Brown
Assistant Executive Director, Housing
Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23501

Dear Ms. Brown:

Please answer the NRO July 20, 2009 letter which is also attached in this e-mail? It is going on six months with NRHA **not** responding to the NRO request. NRHA is **stifling** the NRO effectiveness thus the voice of NRHA residents jurisdiction-wide. Title 24 clearly states that: "when requested by residents the HA "**shall**" assist the residents to establish and maintain a resident council". Six months waiting for a NRHA response is excessive to say the least.

Ms. Brown my Young Terrace TMC alarm code has not been re-instated by Mr. Wike as of this day. Could you have him to re-instate the alarm code in order to secure the building?

In conclusion if NRHA takes any further adverse actions against me as President of the NRO (the jurisdiction-wide resident council) or President of the Young Terrace TMC, pursuant to Title 24 both councils request a third party arbitrator (not an NRHA employee) to resolve our differences. Please feel free to reach me at the above listed contact information.

Sincerely,

R. McBride

Robert McBride, President
NRO, Young Terrace TMC

823 Smith Street, Norfolk, Virginia 23510, (757) 625-3006 (O), (757) 622-2620 (F)

NORFOLK RESIDENT ORGANIZATION

7-20-2009

Molly Clark
NRHA Resident Services
Norfolk, VA 23510

Dear Ms. Clark;

The NRO after several years of **not having** a functioning full board, in an effort to reestablish and maintain said for the purposes of a **continual benefiting** existence for NRHA residents the new NRO board request from NRHA Resident Services the following NRO documents:

1. federal tax Identification number,
2. incorporation papers,
3. 501(c)(3) designation,
4. The status of the NRO account with Bank or America, formally Nations Bank and what is needed to resolve any outstanding issues if any,

If these documents are not in the possession of NRHA Resident Services the NRO request NRHA Resident Services assistance to obtain these documents.

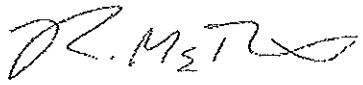
Furthermore the NRO request:

5. a per line item list of **all infractions** that any Resident Council has incurred since the national and local inception of the Resident Councils, with explanation of said infractions as to not have infractions repeated.

6. NRHA's Resident Services **complete** structure or as rumored to be restructured, how Resident Services has been restructured.

7. submission **to all Resident Councils all information** pertaining to NRHA Resident Services' programs and activities for NRHA residents i.e.:
    I. youth,
    II. senior,
    III. employment,
    IV. education,
    V. recreation,
    VI. youth/senior work-shops/classes,
    VII. sub-contracting community opportunity initiatives or trainings,
    VIII. entrepreneurial opportunity initiatives or trainings,
    IX. grant availability,
    X. intra and outer-state training opportunities,
    XI. field trips etc…

Most Sincerely,



Robert McBride,
NRO President

cc
NRO file @ Young Terrace TMC
NRO file @ Calvert Square TMC
Clarence Nelson
Arlene Hinson
Sheila Brooks
Rodney Jordan
Robert Jennings
Charles Famuliner
Sarah Bland
Raymond Hartz

Below please find Ms. Brown's response requesting payment from the NRO

January 15, 2010

Mr. Robert Mc Bride
307 Nicholson St.
Norfolk, Va. 23510

Dear Mr. McBride

This is in response to your January 08, 2010 email to me. **In your email you requested the following four (4) Norfolk Resident Organization (NRO) documents:**

1. **Federal tax identification number,**

2. **Incorporation papers,**

3. **501(c) (3) designation,**

4. **The status of the NRO account with Bank or America, formally Nations Bank and what is needed to resolve any outstanding issues if any,**

The NRO is a private corporation. The Norfolk Redevelopment and Housing Authority (NRHA) has no affiliation, no fiduciary responsibility for and no federal oversight of the NRO.

To the best of my knowledge the NRO has not provided organizational information or documents of this nature to the NRHA. The NRO is responsible for maintaining these records.

It is my understanding that you can contact the Internal Revenue Services (IRS) for copies of the federal tax number and information about the 501(C) (3) designation. The State of Virginia's state Corporation Commission would have your incorporation papers. All information about the NROs' banks accounts should be requested from the Bank of America.

Item five (5) requested: a per line item list of all infractions that any Resident Council has incurred since the national and local inception of the Resident Councils, with explanation of said infractions as to not have infractions repeated.

Given the scope and breadth of this request for records, the NRHA has determined that it is not practically possible to provide the requested records or to determine whether they are available within the five-work-day period provided for under the Freedom of Information Act. In addition, it has been determined in advance that the charges for producing the requested records will exceed $200.00. Based upon our understanding of the scope and breadth of your request, it is currently estimated that the costs of accessing, duplicating, supplying and searching for the requested records may well exceed $1,500.00. Before **continuing to process your request, we must have your check, payable to Norfolk Redevelopment and Housing Authority, in the amount of $1,500.00**, to cover the estimated charges to be incurred in responding to your request concerning resident council infractions. We will, of course, advise you if the estimate changes once processing begin and obtain your further payment, in advance, of any

additional costs. We will hold in abeyance any further processing of your request until receipt of the advance payment of the estimated charges.

Item 6 of your request: NRHA's Resident Services complete structure or as rumored to be restructured, how Resident Services has been restructured.

There has not been an organizational change of the Resident Services staff and currently there is no intent to restructure. The following lists, the resident service staff and their assisted communities:

Tidewater Gardens- DiAnne Montgomery
Young Terrance-Shelia Brooks
Calvert Square- Oneiceia Howard
Diggs Park –Tarsha Mitchell
Oakleaf Forest-Aline Rogers
Moton Circle-Shirley Broom
Grandy Village-Sheila Coppage
Midrise Communities-Belinda Hillman
Gloria Parker

Item 7 of your request: submission to all Resident Councils all information pertaining to NRHA Resident Services'
programs and activities for NRHA residents i.e.:
I. youth,
II. senior,
III. employment,
IV. education,
V. recreation,
VI. youth/senior work-shops/classes,
VII. sub-contracting community opportunity initiatives or trainings,
VIII. entrepreneurial opportunity initiatives or trainings,
IX. grant availability,
X. intra and outer-state training opportunities,
XI. field trips etc...

Given the scope and breadth of this request for records, the Authority has determined that it is not practically possible to provide the requested records or to determine whether they are available within the five-work-day period provided for under the Freedom of Information Act. In addition, it has been determined in advance that the charges for producing the requested records will exceed $200.00. Based upon our understanding of the scope and breadth of your request, it is currently estimated that the costs of accessing, duplicating, supplying and searching for the requested records may well exceed $2,500.00. **Before continuing to process your request, we must have your check, payable to Norfolk Redevelopment and Housing Authority, in the amount of $2,500.00, to cover the estimated charges to be incurred in responding to your request**. We will, of course, advise you if the estimate changes once processing begin and obtain your further payment, in advance, of any additional costs. We will hold in abeyance any further processing of your request until receipt of the advance payment of the estimated charges.

Currently, the Young Terrace Tenant Management Corporation (TMC) is not in good standing with the NRHA, because of its failure, among other things, to supply required financial records despite repeated requests. Until the outstanding issues are resolved with the Young Terrance TMC, office space for this TMC on NRHA's property will not be provided . Once the TMC is restored to good standing status, use of the office space on NRHA property by authorized officers, employees and agents of the Young Terrace TMC will again be permitted.

Sincerely

Donnell Brown
Chief Housing Officer

In conclusion where Ms. Donnell Brown alleges in the above paragraph on this page that the Young Terrace Tenant Management Corporation (TMC) is not in good standing with NRHA and that NRHA will not provide office space to the Young Terrace TMC/Civic League, NRHA via Ms. Brown is violating a resident councils "First Amendment", "Due Process", and "Equal Access to the Law" by being non-compliance to and with:

Code of Federal Regulations (CFR) Title 24: Housing and Urban Development Part 964-Tenant Participation and Tenant Opportunities in Public Housing mandates:

> **150(3)** The HA and the duly elected resident council at each development and/or those jurisdiction-wide councils shall collaborate on how the funds will be distributed for tenant participation activities. If funding disputes regarding funding decisions arise between the parties, the matter shall be referred to the Field Office for intervention. HUD Field Office shall require the parties to undertake further negotiations to resolve the dispute. If no resolution is achieved within 90 days from the date of the Field Office intervention, the Field Office shall refer the matter to HUD Headquarter for final resolution.

Sincerely,

R. McBride

Robert McBride,
President(s) YTTMC, NRO

22 March 2010

TO: Phyllis Armistead
NRHA Housing Reinvention Programs Director

RE: NRHA 2010 PHA Draft Plan
Comments

From: Shirley Confino-Rehder
Chair, Norfolk Mayor's Commission for Persons with Disabilities

Attached please find comments to the 2010 PHA Draft. I have added the terms "Sustainable Design", "Livable Communities", "Universal Design", and "accessible/adaptable design" where I felt it was a proper notation. I have also added "co-housing" as an option to developing ownership and communities.

We encourage proper training to understand these principles and concepts by all persons involved in planning, inspecting and maintaining the communities and units that are under your jurisdiction. We also encourage the inclusion of representation of our Commission in your housing and community planning process.

The Mayor's Commission for Persons with Disabilities stresses the need for more accessible, affordable housing in every income market. The 5% accessible units, as required by HUD/504 regulations do not come close to addressing the growing need for accessible units and homes. The requirements set are minimal and fall short of making a unit accessible.

We applaud the 2010 PHA Plan but we ask that the City go beyond what is required, look to the future need, and create housing that will accommodate the growing senior and disabled population, the people reentering into communities under the Olmstead Act, and the wounded war veterans.

Thank you for giving me the opportunity to take part in this process.

Shirley Confino-Rehder
Chair, Norfolk Mayor's Commission for Persons with Disabilities

NRHA PUBLIC HEARING
610 May Street
Norfolk, Virginia

March 22, 2010

TRANSCRIPT OF PROCEEDINGS

****

MEMBERS PRESENT

W. Sheppard Miller, III, Chairman
L. Robert Layton, Vice Chairman
Hattie Anderson, Commissioner
Linda Horsey, Commissioner
Curt Anderson, Commissioner
F. Nash Billisoly, Commissioner
Robert J. Sable, Commissioner

ALSO PRESENT

Shurl R. Montgomery, Executive Director

****

THE CHAIRMAN: Good evening.
Hope everybody is well tonight.
My name is Shep Miller.
I'm the Chairman of the Norfolk Redevelopment & Housing Authority Board of Commissioners.
It's our pleasure to welcome you tonight to this Meeting and Public Hearing on our 2010 Annual Plan.
I am joined up here by a number of my colleagues, all six of my colleagues.
I'm going to let them introduce themselves to you at this time.
COMMISSIONER SABLE: I'm Robert Sable.
I attended Granby High School, Old Dominion.
I have a small business and have lived in the City for about 50, 55 years.
COMMISSIONER ANDERSON: Good evening.
I'm Curt Anderson.
I attended Norfolk State University.
I've been in this area since 1996.
I'm a small business owner and I live not too far from here.
VICE CHAIRMAN LAYTON: Robert Layton.
I'm a Willoughby resident; been a member of

the Board for ten years; attended Granby High School, which we think was the best high school.
I appreciate you-all coming and look forward to hearing what you have to say.
COMMISSIONER BILISOLY: I'm Nash Bilisoly.
I grew up here.
I have a GED, guys. It's true.
I went to William & Mary.
I'm a lawyer with Vandeventer Black, which is in Downtown Norfolk.
Thanks.
COMMISSIONER ANDERSON: Good afternoon.
My name is Hattie Anderson.
I'm the President of the Diggs Town Management Corporation and also I am a member of the Commissioners here and the Housing Authority.
I don't know what else I could tell you about myself, but I'm a busybody in my neighborhood and I work real hard for my people and my community to make sure that we get just about what we need and to live safe and comfortable in our lives.
COMMISSIONER HORSEY: Good evening.
I'm Linda Horsey.
I am a resident of Old Huntersville.
My son went to Ruffner Middle School.

I'm on the faculty of Old Dominion University.
I have been a resident of the City of Norfolk for over 20 years.
EXECUTIVE DIRECTOR MONTGOMERY: Good evening.
I'm Shurl Montgomery.
I'm the CEO of NRHA, better known as Executive Director.
I've lived in Norfolk for 32 years; worked for the City for 27 and now NRHA for six.
I'll put a plug in. I went to graduate school at West Virginia University.
Go Mountaineers.
THE CHAIRMAN: Do they have a football team there?
I know they have ladies volleyball.
I'm sorry. I digressed.
I'm Shep Miller.
I'm the Chairman of the Board this year.
I grew up in the City of Norfolk.
Unlike Mr. Layton, I know that Maury High School was the best high school in the City. That's why I attended after going to Blair.
I've spent my whole life here, other than a few years away in college.

I also am a small business person and involved in our community, as with the rest of my colleagues.

I'll tell you, we spend a lot of hours working for NRHA. We are uncompensated, other than the gratitude of our citizens and the thought that we — or the feeling we get for trying to do some good work in our City.

We're pleased to be with you here tonight.

The order of events is we'll have a presentation on our Year 2010 Annual Plan.

After that presentation, we will have a Public Hearing where anybody that would like to comment can comment.

We're not going to be strictly enforcing it, but we ask you to limit your remarks to three minutes.

If you want to speak, we ask you to sign up in advance. Sign-up sheets are in the back. Right now we have four or five people that have signed up to speak.

If you have not done so and you want to speak or if you decide you want to speak, please do so.

If you get near the end and you feel compelled to say something or want to say something, just raise your hand and wave at me and I'll call you

up.

The purpose of the Public Hearing is to hear comments from Public Housing residents, Choice Voucher participants and just citizens of the City of Norfolk on the contents of the Annual Plan for the NRHA Assisted Housing Program.

We're not here for other matters.

We'd ask you to stick to the comments about the Annual Plan, if you can.

The Annual Plan has been available for at least 45 days.

We made it available beginning on March 5th.

It's been displayed at local high schools, at TMC offices and on our Web site, in our various housing communities, in all realm.

We've had 12 meetings — this will be our 12th meeting on the Plan, formal meetings.

We had a Resident's Forum back in December.

We met then 10 or 11 times with our Resident Advisory Board, which consists of about 20 different folks.

If some of the members are here of the Resident Advisory Board, I'd ask them to stand now so we can recognize you for the hard work that you do to help us.

(Applause)

THE CHAIRMAN: Thank you very much.

These folks volunteer their time to help put together the Plan; to critique it; help us make changes, as appropriate.

After the Public Hearing tonight they will meet a couple more times to hear what you-all think about it and enact what you-all have said, to give us advice and counsel.

This Board will get back together April 12th and approve a Plan at that point to go forward for the 2010 year.

With that, I think I will go ahead and proceed.

I know you-all have other things to do tonight, as well.

I don't want to drag it out by me talking too much.

I'll ask Miss Phyllis Armistead, the Director of Program Development, to start her program.

When she's done, I'll open the Public Hearing and go to the comment section.

Miss Armistead.

Good evening.

MS. ARMISTEAD: Good evening.

I, too, would like to thank you-all for coming out.

We have a good crowd.

What I'd like to do is kind of go through and highlight some areas, highlight the Annual Plan and tell you what it's all about.

We have a PowerPoint presentation.

I will tell you, the Annual Plan is in the process of being updated.

That's what we have out for review now.

That period is July 1, 2010 to June 30, 2011.

What we will talk about is the Plan purpose, goals and objectives, mixed-finance initiatives and other Plan components, then our review and approval process.

Those of who you have been coming back year after year, you know this is a requirement by HUD.

It started out as the Quality Housing Work Responsibility Act in 1998.

It includes our overall goals and objectives we set for our Public Housing, as well as our Housing Choice Voucher Program, Section 8 Program.

I talked about the year the Annual Plan covers.

We have a five-year plan as well, covering

the period 2009 through 2013.

That was updated last year and approved.

The Plan is going to reference a variety of strategies and activities that we hope will further the goals and objectives of NRHA.

One thing I want to point out also is there are a number of strategies in the Plan or goals we have placed in the Plan, some that we may be able to accomplish and some we may not, due to funding or approval by the Board, so forth.

I want you to know it has a lot of goals and objectives that we set that we hope that we can accomplish.

The first goal, 1, is to increase the availability of decent, safe and affordable housing.

That's on page 4 of the Plan.

We want to maintain our public occupancy rate at 98 percent or higher; to also leverage private or other public funds to support development of our additional — to provide additional affordable housing in some NRHA communities, such as Grandy Village, Partrea, Park Terrace and Oakmont North.

Some of the financing vehicles we may use include the Low Income Housing Tax Credits, New Market Tax Credits, Replacement Housing Funds or debt

financing.

Another goal is to improve the quality of our assisted housing.

Some of the objectives are to continue our efforts in Grandy Village.

If you haven't had a chance to run by there, we're in the process of building a community center, and we would like that to be a green community, green center.

We're trying to achieve Leadership in Energy and Environmental Design. There's a certification that goes along with that.

We also want to prepare the site for new construction of both Public Housing units and affordable housing units.

We'll continue progress on the American Recovery and Reinvestment Act.

There's some funding made available to Housing Authorities.

We're using those funds to do some maintenance in our communities. We want to make sure we complete those on time and spend the money within budget.

We want to implement a Leadership Development Training Program for our Tenant Management

Corporations; also enhance the Roach Eradication/Prevention Program.

We're trying to deal with the roaches we know we have in some units in our housing.

We've had volunteer residents serve on the committee to help us develop a plan to address that.

We also want to continue our customer service emphasis through staff training, providing surveys to the residents to get feedback and have more inclusive activities.

Another goal is to increase our assisted housing choices.

Some of those objectives. We submitted an application to HUD to demolish Moton Circle in preparation for affordable Public Housing units.

We also want to implement our revised voucher payment standards; also implement our site-based wait lists for all our Public Housing communities.

We think that would be much more advantageous for housing residents to seek vouchers for a replacement unit as requested by residents who are displaced.

I talked about the demolition of Moton Circle.

If we have residents displaced in the

community, they have Section 8 vouchers.

That's where that ties in there.

We want to conduct an analysis to determine the feasibility of converting our midrises to project-based Section 8.

The qualification for people in the midrises would not change. They would still pay 30 percent of their adjusted family income for rent.

Also, Goal 4, promote self-sufficiency and asset development of families and individuals.

Some of those objectives include increasing the number of assisted families obtaining employment by 20 percent of current workforce development program caseload.

We want to maintain our agreements.

In the past NRHA was the recipient of a lot of funds coming from various sources.

We're not receiving those anymore.

We've having to partner with various agencies and organizations to try to continue providing those services to our clients.

We talked about developing partnerships with local and regional businesses for job placement and training.

We want to expand the endowment with private

contributions to support our youth and social services to build upon the success of previous grants.

Goal 5 is ensure equal opportunity in housing for all Americans, paying particular attention to developing a transition plan for our Public Housing based on Section 504 needs assessments.

That's for those persons who may have physical disabilities where we try to transform our housing for them, make it more comfortable.

Under Goal 6 you see improve energy efficiency in Public Housing. Everybody knows if you turn on the television, energy conservation is it.

Green, green, green.

You hear about green all the time, right?

That's what we're looking at doing, too.

We want to implement an energy performance contract so we can find some conservation measures that reduce our energy consumption in Public Housing and incorporate some green initiatives in the operation and maintenance of our housing, such as recycling, energy-saving light fixtures and also educate our residents on energy conservation methods.

Some of the mixed-finance initiatives. We talked about renovating and new construction in Grandy Village.

The actual Plan itself can be found on pages 2, 4 and 12 through 14.

We completed an application for the demolition, submitted it to HUD in August 2009.

We're hoping to hear something back from them soon.

That's the information on Moton Circle, which is contained on pages 5 and 12 through 14.

We have Oakleaf Forest renovation in 2010, pages 2, 4, 12, 13 and 15 in the Plan; the Diggs Town renovation in 2012; also, the discussion of St. Paul's Quadrant study and Tidewater Gardens contained in the Plan, as well, found on pages 2, 4 and 12.

As we continue to redevelop our housing, we're trying to implement some mixed-finance initiatives because it allows us to require working households in our communities.

Flat rents. Every year we are required to update the flat rents for our Public Housing communities.

The flat rents are based on the Area Median Income.

The 2010 Area Median Income has not been released.

It's based on the Area Median Income Table.

The flat rents will be increased by one percent in the multi-family communities.

They are currently at 37 percent.

We're looking at going to 38 percent.

Just an example, a three-bedroom unit, currently flat rent is 626. It will increase to 671.

The flat rents in the midrises have been held at 50 percent of the Area Median Income because that's what Franklin Arms is.

We feel like all midrises should be held to that.

We have scattered site units will not exceed 60 percent of the AMI.

I'd also like to point out — just remind everybody — I didn't hear I'm surprised — flat rent residents will still pay 30 percent of their adjusted family income. So your rent should not exceed 30 percent of your adjusted family income.

Let me give you an example.

If you have $1,000 a month in income, your rent may be 300.

Okay?

Let's say you have $10,000 a month.

I know. Sounds good, right?

Let's say we calculated your rent and it

would be 3,000, but because it's a flat rent, it stops or it's frozen at a certain amount.

It would not exceed — in that three-bedroom example, it would not go over that 671.

It's advantageous to residents who have higher income in our housing.

It's a flat rent.

Is everybody understanding where we are on that one?

THE AUDIENCE: Yes.

MS. ARMISTEAD: All right.

You see the flat rent.

We just included some of them in this slide.

For our midrises, current 610. We're looking at going to 637.

Three bedrooms, 626; going to 671.

Three-bedroom revitalized unit is currently 846; going to 918.

Three-bedroom traditional unit is currently at 977; going to 1,045.

Those flat rents do mirror what the market rent would be.

That's another thing I want to add.

If you were to try and rent a unit with those same features in the private market, it should be

1 around that same amount.
2 Now, we are making some changes to our
3 Admission and Continued Occupancy Policy for Public
4 Housing.
5 Some changes are mandated by HUD.
6 Some are changes we feel should be made to
7 better our program, make it run more efficiently.
8 We're changing the language in the ACOP, or
9 Admission and Continued Occupancy Policy, as it relates
10 to the requirement of applicants and participants of
11 Public Housing to disclose and provide documentation of
12 Social Security numbers.
13 This is a requirement by HUD.
14 Also, another change we're making to the ACOP
15 is revisions to the applicant suitability criteria.
16 This is a change NRHA would like to make.
17 We think it would make our program run that
18 much more efficient.
19 Also, including language relating to the
20 distribution and acceptance of Public Housing
21 applications at various locations.
22 We think this will make it much easier for
23 our residents.
24 We want to establish a new preference ranking
25 system, combining the need and earned preference lists

1 into one weighted preference list.
2 Other ACOP changes include a change in policy
3 language to allow that any documents used for
4 verification must be the original, not photocopies, and
5 must be dated within 90 calendar days of the date they
6 are provided to NRHA.
7 This is a requirement by HUD.
8 Also, include policy language to require NRHA
9 to use HUD's Enterprise Income Verification System for
10 income verification and reports.
11 We have been using that system for a while.
12 We're putting it in the ACOP to let everyone
13 know that we're using that system.
14 That's a requirement by HUD.
15 Also, change the policy language to reflect
16 our use of a contracted vendor to provide those
17 criminal record reports for the purpose of screening
18 applicants.
19 In the past we've been using the police
20 department.
21 Other ACOP changes, establishing site-based
22 waiting lists for all Public Housing Developments.
23 Also, the "No Child Support Affidavit."
24 That will be required for residents to
25 complete for any minor children in the household if

1 they are not receiving child support.
2 Also, update the flat rent policy.
3 I went through that with you.
4 Also, include in the policy the 2009 Area
5 Median Income limits.
6 All right.
7 How many attended the Resident Forum held
8 December 8th?
9 We got some folks in here.
10 Remember when we said — I think Donna gave
11 that presentation.
12 She was saying one notice issued by HUD
13 regarding HUD encouraging us to strongly encourage
14 Housing Authorities to implement a nonsmoking policy.
15 Remember that?
16 THE AUDIENCE: Yes.
17 MS. ARMISTEAD: You remember hoo-ha, all that
18 we got, right?
19 THE AUDIENCE: Yes.
20 MS. ARMISTEAD: Okay.
21 Well, yes. HUD has strongly encouraged,
22 issued a notice. They have given reasons, all of that,
23 but it's not mandatory at this point.
24 What we'd like to do is consult with
25 residents and next year look at what other Housing

1 Authorities are doing, so forth.
2 I put that there because I want you to be
3 mindful of it, but then also to remind you that it is
4 not in this Plan.
5 Okay.
6 Changes to the Housing Choice Voucher
7 Program. A mandatory use of the Enterprise Income
8 Verification System. Again, that's a requirement.
9 Then, also, consideration is being given to
10 establishing a revised waiting list preference ranking
11 system, similar to that of Public Housing.
12 We're combining the current need list and the
13 earned preference list into one weighted list.
14 Other components of the Plan include the
15 Housing Needs Data found on pages 16 through 19.
16 We're talking about the people who are on the
17 wait list in Public Housing as well as the Housing
18 Choice Voucher Program.
19 Accomplishments. These things we've
20 accomplished in the past year are included in the Plan.
21 Housing programs projected revenue is also
22 included in the Plan, as well as our Five-year Capital
23 Funds Program, that money we receive from HUD for
24 maintenance in our communities.
25 The resident comments. That section is not

complete yet because we're continuing to pull resident comments or receive resident comments.

The comments we receive tonight will be included in this section, as well as any comments we receive from the general public.

Maybe someone has written comments, sent comments in, so forth.

Let me tell you about the Plan review/approval process. We started this early on. We started recruiting residents who sit on the Resident Advisory Board.

Those members who serve on that Board, please stand.

We have been meeting with them and meeting with them. I think they are about almost sick of us at this point.

We've been meeting, going through the Plan with a fine-tooth comb and giving residents a chance to ask questions and to challenge on, Why is it this?

Well, why not this?

We've been having very good meetings, talking about the Plan and providing them with information.

December 8th we had our Third Annual Resident Forum.

That was the largest forum we've had since we

started having those.

We're real pleased with that attendance.

We got quite a few comments.

Some of the comments were incorporated into the draft you have now that we have out for review.

The plan was put out for a 45-day review period, which was February 5th.

It ends today.

We had it posted at various locations throughout the City.

We tried to expand the number of places so that way we'd get more comments and make it available to more people.

We also have that Plan to be reviewed by the City of Norfolk Planning Department, and they sign off on it prior to us submitting it to our Board.

We have a few more meetings scheduled with our Resident Advisory Board.

We'll present the final draft to the Board on April 12th and hopefully submit that to HUD April 15th.

What we're doing is taking comments from tonight, as well as other venues that we have had.

We may make some changes to the Plan based on the funding and mission of NRHA and sustainability, but all of the comments, again, will be attached to the

Plan and the Plan will be updated, as needed.

Lastly, I just listed some of the members who serve on the Resident Advisory Board.

I would like to take this time to say thank you so much, Resident Advisory Board members, for having the patience to serve and come out there in the evenings, even in the bad weather.

Thank you so much.

That concludes my presentation.

THE CHAIRMAN: Thank you, Miss Armistead.

That was very well-done.

Before I get into the formal Public Hearing and ask for that to commence, I wanted to recognize Council Lady Daun Hester, who came in during the presentation.

Miss Hester has worked tirelessly for a number of years to make this City what it is and make it a better place from when she started.

Thank you very much, ma'am, and thank you for being here.

(Applause)

THE CHAIRMAN: I'm going to call the Public Hearing to order.

I'm going to open the Public Hearing.

As I indicated before, we have four speakers

that have signed up.

If you haven't signed up, please do so.

If you feel compelled near the end to offer some thought or suggestions, just raise your hand, wave it at me.

I'll call you up.

We ask you to try to limit yourself to three minutes and to address the Annual Plan.

That's what we're here to do.

The first speaker is our former colleague and Vice Chairman, Mr. Ronald Jordan.

When you come up if you'll — I'll call the next person to come up, as well, so you can kind of be on deck.

Repeat your name, give your address and then make your remarks.

The speaker after Mr. Jordan will be Mr. McBride.

Good evening, sir.

MR. JORDAN: Good evening.

I'm going to address you under Goal 2, improve the quality of assisted housing.

First I'd like to say, again, good evening, Chairman Miller, Board of Commissioners and Mr. Montgomery.

Thank you again, Commissioners, for your volunteer service.

I offer the following comments as a former Commissioner, as one who volunteers, still attempting to address concerns brought to me by Public Housing and Housing Choice Voucher residents and one who works with many Housing Authorities across the country for several years.

The Norfolk Resident Organization, NRO, has requested a joint meeting with the Board of Commissioners.

To my knowledge, that request continues to not be obliged.

I believe as a Board you should meet with NRO so you may learn firsthand the concerns and recommendations of residents as expressed by Leadership.

Additionally, I believe Mr. Montgomery, the Executive Director, should meet with the NRO at least semiannually.

The Resident Leaders have expressed to me experience about the manner in which they are addressed by some NRHA staff with the hand-to-hand involvement of NRHA staff and organizational business of resident organizations.

I want to put a key on this.

In no means do I mean to broadbrush the hardworking staff that you have.

Last week, for example, Commissioner Anderson called to ask if she was obligated to turn over her TMC bank record to NRHA staff.

I informed her I was not an attorney and could not provide legal advice; however, suggested that she consult the MOU between NRHA and TMC's.

There appears to be some question about the state of that MOU.

I did tell her, however, I was not aware of any circumstances where NRHA staff had the right or the need to request copies of bank records of a private corporation.

Commissioner Bilisoly, this is the matter I wanted to bring to your attention when I saw you in front of the Federal Building last week.

As an attorney and Commissioner, I thought you could offer some general recommendations to the Board on how to address that.

For your benefit, I'm attaching a copy of a brochure I downloaded from the HUD Web site titled "Resident Rights and Responsibilities."

I'd like to bring your attention to a couple

of statements from the brochure involving resident organizations.

The first, they have the right to organize as residents without the obstruction, harassment and retaliation from property owners or management.

2, the right to meet with the owner — to meet without the owner or manager present.

3, the right to be recognized by property owners and managers as having a voice in residential community affairs.

Strong, active, productive resident organizations are, can and should be critical partners to the success of Public Housing.

I'm certainly aware of Housing Authorities across the country.

This activity works to strength these organizations.

I believe it can happen in Norfolk, too.

There are other comments I have regarding the Annual Plan. I'll submit those in writing.

Thank you again for your volunteer service to our City.

I hope you will give direct and personal attention to these recommendations and the concerns of this agency's elected Resident Leadership.

Thank you.

THE CHAIRMAN: Thank you, Mr. Jordan.

The next speaker is Robert McBride.

Is Mr. McBride in the audience?

Are you Mr. McBride?

MR. McBRIDE: Yes, I am.

The next person can go.

THE CHAIRMAN: Are you not prepared to speak, sir?

MR. McBRIDE: I need two minutes.

THE CHAIRMAN: Okay.

I believe next is Miss Sarah Copeland.

MS. COPELAND: Good evening.

My name is Sarah Copeland.

I live at 1819 Greenleaf Drive, Oakleaf Forest.

My concern is — my comment is about a recreation center out there.

It's much needed.

Why I say that is because the kids don't have nothing to do too much.

They hang around in courts and just mess around, finding trouble to do with other kids, throwing rocks at people's vehicle and all.

I just have a deep concern about that.

I'm just asking you-all — you know.
Could you-all look into that?
That's about it.
THE CHAIRMAN: Yes, ma'am.
Thank you.
Thank you for coming tonight.
Mr. McBride, are you ready?
MR. McBRIDE: Yes.
THE CHAIRMAN: Okay.
After Mr. McBride I believe — is it Deborah Ross?
MS. ROSS: Yes.
THE CHAIRMAN: You'll be up after Mr. McBride.
MR. McBRIDE: Good evening.
THE CHAIRMAN: Good evening, sir.
MR. McBRIDE: I'm the Norfolk Resident Organization's Elected President; also the Young's Terrace Resident Management Corporation President.
First of all, I'd like to ask for a copy of the Annual Plan.
I haven't received a copy of it for review.
Sticking to your agenda, I would like to say that for the Annual Plan's comments to be inclusive, the bulleted agenda is actually kind of censored and

it's not really — it could be more inclusive of more comments.
So I will submit my comments in writing.
Thank you.
THE CHAIRMAN: Thank you, sir.
Miss Ross.
Good evening, ma'am.
MS. ROSS: Good afternoon.
My name is Deborah Ross.
I was asked by one of the residents in my community to come tonight before you and ask if there was any money where you could provide training for residents, just in case they are — I was asked by my neighbor.
She didn't come tonight.
She gave me this question to ask you.
Is there any way — any money anywhere for training for the residents of Tidewater Gardens so they can maintain affordable housing units torn down, like on-the-job training or something of that nature?
It's much needed in our community.
THE CHAIRMAN: Ma'am, there's lots of programs we have.
I'd also tell you that we don't have as much money for training as we'd like, but we spend money on

training.
I'll get the staff to talk to you after this forum and give you more details.
MS. ROSS: It was said pretty much on-site training, like where you go around.
If it's Tidewater Gardens residents, we have something on-site in the community for them, once you go through the other community.
THE CHAIRMAN: I'll get the staff to address those questions.
Thank you.
If you'll see one of them at the back of the room after this is over.
Is there anyone else that would like to speak?
Yes, sir.
MR. SMITH: Good afternoon.
My name is Ronald Smith.
I stay in Young Terrace.
For one, I am concerned about little kids.
I put in for like speed bumps through that way and the main street because cars come through there flying.
I'm concerned about little kids running across to the play park.

They might get hit by cars.
I worry myself to death.
I grew up out there.
The traffic ain't never been like that when I care about.
I'm concerned about little kids crossing the street, especially in the fire lane. They don't have a walkway so they walk in the street. The cars come from — both going and coming.
They can get hit.
Ain't enough room to walk down that lane, fire lane.
That's my concern, about the little kids.
Thank you.
THE CHAIRMAN: Thank you, sir.
Is there anyone else that would like to speak?
Don't be bashful.
Okay.
Well, we do want to thank you.
On behalf of my colleagues here, we want to thank you for your help that you have given us, not only by being here tonight, but particularly the Residents Forum and the Resident Advisory Board group.
They have worked tirelessly.

They have been at at least 10 or 12 meetings, with a couple more to go.

We thank them, again, for volunteering to help us with that.

Your participation is very important.

I will now close the Public Hearing.

This meeting is adjourned.

Good night and have a safe trip home.

(Thereupon, at 7:11 p.m., the hearing adjourned.)

- - -

CERTIFICATE OF REPORTER

I, Stacey Halberg, RPR, do hereby certify that I reported verbatim the proceedings before the Norfolk Redevelopment & Housing Authority, in the City of Norfolk, Virginia.

I further certify that the foregoing is a true, accurate and complete transcript of said proceedings.

Given under my hand this 25th day of March, 2010 at Norfolk, Virginia.

Stacey Halberg, RPR

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March 23, 2010

To Whom It May Concern:

The Resident Advisory Board (RAB) wishes to add our final comments to the Norfolk Redevelopment and Housing Authority's (NRHA) draft 2010 Annual Plan. We are in agreement with the goals and objectives of the draft 2010 Annual Plan.

A series of meetings were held with the RAB members to discuss the contents of the draft 2010 Annual Plan. The draft 2010 Annual Plan was provided to us for review and discussion. NRHA staff gave extensive presentations to us on the various components of the plan. In addition, members reviewed the comments received from various organizations and those presented at the public hearing. The RAB's comments to all recommendations received are below:

Disabilities Commission (Comments received are attached.)

- The RAB agrees that as NRHA creates additional housing opportunities, whether new or renovated, to make them accessible, adaptable and use "universal design" concepts.
- The RAB agrees that NRHA use "Livable community, green design and Universal Design" principles in planning the revitalization of communities, renovated and new housing.
- The RAB recommends that NRHA explore co-housing options for feasibility and need.

Endependence Center (Comments received are attached.)

- The RAB disagrees with NRHA setting a local preference for institutionalized individuals who want to transition to the community.
- The RAB does not agree with providing mainstream vouchers solely for people in institutions.
- The RAB agrees that NRHA should continue to provide accessible housing and collaborate with other developers where possible.
- The RAB does not agree with NRHA using resources to provide home modifications to private housing.
- The RAB agrees that NRHA incorporate universal design features in new housing.
- The RAB agrees that NRHA increase accessible housing opportunities and housing programs by collaborating with private and non profit developers.
- The RAB disagrees with NRHA providing home modification assistance for recipients of Section 8/HCVs. The RAB believes landlords should be encouraged to provide home modifications.
- The RAB agrees that NRHA incorporate universal design features in new housing developments within public and private-owned developments.
- The RAB agrees with that provide affordable housing assistance to those in need.

Public Hearing Comments (Comments received are attached.)

- The RAB has no feedback on the comments/recommendations made by Rodney Jordan on his letter regarding the Draft Annual Plan for Fiscal Year 2010 dated March 22, 2010 requesting the Board of Commissioners or Executive Director hold meetings with the NRO. We feel it is not something that should be included in plan.
- The RAB agrees that NRHA seek recreational services for Oakleaf.
- The RAB has no feedback on the comments made by Robert McBride. We feel it is a personal matter between the NRO, NRHA and Young Terrace TMC.
- The RAB disagrees with offering job training programs in each individual site. We suggest that residents be encouraged to use the Calvert Square Family Investment Center, which has job training programs available.
- The RAB agrees that NRHA explore having speed bumps installed to deter speeding in Young Terrace.

Respectfully submitted by the NRHA 2010 Resident Advisory Board,

Clarence Cole, Calvert Square
Deborah Gallop, Calvert Square
Roxanne Leao, Calvert Square
Atara McGill, Calvert Square
Sandra Melvin, Calvert Square
Olivia Caban, Diggs Town
Dorothy Jones, Diggs Town
Gloria Hunter, Diggs Town
Connie Green, Franklin Arms *
Gloria Joyner, Franklin Arms
Shirley Martin, Grandy Village *
Alice Griffin, Housing Choice Voucher
Neno Smith, Hunter Square
Karen Gardner, Moton Circle *
Kenneth Harold, Sykes *
Ursula Banks, Tidewater Gardens
Princess Humphrey, Tidewater Gardens
Deborah Ross, Tidewater Gardens

* These RAB members were not present for the final meeting.

PHA Certifications of Compliance with PHA Plans and Related Regulations	U.S. Department of Housing and Urban Development Office of Public and Indian Housing Expires 4/30/2011

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the___ 5-Year and/or_X_ Annual PHA Plan for the PHA fiscal year beginning 7-2010 *hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

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

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
    (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Norfolk Redevelopment Housing Authority VA 006

PHA Name PHA Number/HA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

__x__ Annual PHA Plan for Fiscal Years 20 10 - 20 11

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Shurl R. Montgomery	Chief Executive Officer
Signature	Date
	4.14.2010

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

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

I, Regina V.K. Williams the City Manager certify that the Five Year and Annual PHA Plan of the Norfolk Redevelopment & Housing Authority is consistent with the Consolidated Plan of the City of Norfolk prepared pursuant to 24 CFR Part 91.

Regina V.K. Williams 4-14-10

Signed / Dated by Appropriate State or Local Official

DISCLOSURE OF LOBBYING ACTIVITIES

Approved by OMB
0348-0046

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

1. Type of Federal Action:	2. Status of Federal Action:	3. Report Type:
[NA] a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	[NA] a. bid/offer/application b. initial award c. post-award	[NA] a. initial filing b. material change **For Material Change Only:** year _____ quarter _____ date of last report _ -

4. Name and Address of Reporting Entity: [x] Prime [ ] Subawardee Tier _____, *if known*: **Congressional District**, *if known*: 4c	**5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:** **Congressional District**, *if known*:
6. Federal Department/Agency:	**7. Federal Program Name/Description:** CFDA Number, *if applicable*: _____
8. Federal Action Number, *if known*:	**9. Award Amount**, *if known*: $ NA
10. a. Name and Address of Lobbying Registrant (*if individual, last name, first name, MI*):	**b. Individuals Performing Services** (*including address if different from No. 10a*) (*last name, first name, MI*):
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.	Signature: _____ Print Name: Shurl R. Montgomery Title: Chief Executive Officer Telephone No.: 757-533-4691 Date: 4-14-10
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Norfolk Redevelopment and Housing Authority

Program/Activity Receiving Federal Grant Funding

Public Housing/Section 8

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Shurl R. Montgomery	Chief Executive Officer
Signature X	Date 4 · 14 · 2010

form **HUD-50070** (3/98)
ref. Handbooks 7417.1, 7475.13, 7485.1 & .3

Civil Rights Certification	**U.S. Department of Housing and Urban Development** Office of Public and Indian Housing **Expires 4/30/2011**

Civil Rights Certification

Annual Certification and Board Resolution

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

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

Norfolk Redevelopment and Housing Authority	VA 006
PHA Name	PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official Shurl R. Montgomery	Title Chief Executive Officer
Signature	Date 04-23-2010