PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011

1.0 PHA Information
PHA Name: Norton Redevelopment and Housing Authority PHA Code: VA 015
PHA Type: ☒ Small ☐ High Performing ☐ Standard ☐ HCV (Section 8)
PHA Fiscal Year Beginning: (MM/YYYY): 04/01/2010

2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above)
Number of PH units: 218 Number of HCV units: 110

3.0 Submission Type
☒ 5-Year and Annual Plan ☐ Annual Plan Only ☐ 5-Year Plan Only

4.0 PHA Consortia ☐ PHA Consortia: (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The Norton Redevelopment & Housing Authority aims to provide safe, quality and affordable housing in a suitable living environment without discrimination for low and very-low income families, persons with disabilities or the elderly and to promote self-sufficiency through economic opportunity.

5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

See attached

6.0 PHA Plan Update

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to ARRA Stimulus Funding
(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.
Available at Main Administrative office of the PHA, Norton, VA

7.0 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.*

8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.

8.1 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 attached 2010 Annual Statement; 2009 Performance and Evaluation Report; 2009 Stimulus Performance and Evaluation Report; 2008 Performance and Evaluation Report; and 2007 Performance and Evaluation Report

8.2 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 attached Capital Fund Program Five-Year Action Plan

8.3 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.

9.0 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.
See attached

9.1	**Strategy for Addressing Housing Needs**. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.** *See attached*
10.0	**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. *See attached* (b) Significant Amendment and Substantial Deviation/Modification. Substantial Deviation from the 5-Year Plan The Norton Redevelopment and Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification is as follows: • changes to rent or admissions policies or organization of the waiting list; • additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. Significant Amendment or Modification to the Annual Plan The Norton Redevelopment and Housing Authority's Definition of Substantial Deviation and Significant Amendment or Modification is as follows: • changes to rent or admissions policies or organization of the waiting list; • additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

11.0	**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)

11.0

f. RAB had no comments

g. No elements of the Agency Plan were challenged.

City of Norton

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OFFICE OF
CITY MANAGER

September 3, 2009

Mr. Robert Jennings
State Office of Public Housing
600 E. Broad Street
Richmond, Va. 23219-1800

RE: Environmental Review Record for the NRHA Public Housing Capital Needs

Dear Mr. Jennings:

The City of Norton has reviewed the Environmental Review Record (ER) that was submitted to us by the Norton Redevelopment & Housing Authority. Based on their consultant's review of the Authority's properties and the proposed maintenance and modernization improvements, we agree with the conclusion that this project involves "Categorically Excluded Activities". By this letter, the City confirms its acceptance of this ERR.

We understand that because the project has been determined to the "Categorically Excluded" from NEPA procedures, Request of Release of Funds (RROF) procedures do not have to be initiated and therefore, no public notice is required to be published and funds may now be drawn down for this project. The ERR will be kept on file in our office and will be made available to the public upon request.

If you have any questions or would like a copy of this ERR, please let us know.

Sincerely,

E. W. Ward, C. P. A.
City Manger

EWW/mob

cc: John Black, Executive Director
Norton Redevelopment & Housing Authority

Visit Flag Rock - Norton's Mountain Masterpiece

5.2 GOALS

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

NRHA Goal: Expand the supply of assisted housing

Objectives:

Reduce public housing vacancies

NRHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing and voucher management

Renovate or modernize public housing units

NRHA Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

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

NRHA Goal: Provide an improved living environment

Objectives:

Implement measures to deconcentrate poverty by bringing higher income public

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

NRHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Provide or attract supportive services to improve assistance recipients' employability

Provide or attract supportive services to increase independence for the elderly or families with disabilities

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

NRHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability

Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability

5.2 GOALS

Other NRHA Goals and Objectives:

A. Provide decent, safe and affordable housing for Norton.

B. Insure equal opportunity in housing for everyone.

C. Promote self-sufficiency and asset development of financially disadvantaged families and individuals.

D. Improve community quality of life and economic vitality.

E. Increase resident participation through resident council and/or advisory committee.

F. Provide timely response to resident requests for maintenance problems.

G. Return vacated units with new residents within 20 days.

H. Continue to enforce our “One Strike” policies for residents and applicants.

I. Improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.

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:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-10	Replacement Housing Factor Grant No:	**2010** **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:** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	80,000.00			
3	1408 Management Improvements	10,000.0			
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000.00			
10	1460 Dwelling Structures	221,100.00			
11	1465.1 Dwelling Equipment—Nonexpendable	5,750.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	60,000.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	416,850.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-10	Replacement Housing Factor Grant No:	2010 **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:** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
J.T. Nash	12/18/2009		

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
HA Wide	General operations	1406	LS	80,000.00				
	Management improvements	1408	LS	10,000.00				
	A/E and consulting fees & cost	1430	LS	10,000.00				
	Subtotal			**100,000.00**				
VA 15-1	A. lighting upgrades	1460	50	20,000.00				
Ramey/Southside	B. repave driveways	1450	LS	20,000.00				
	C. landscape/tree trimming	1450	LS	2,000.00				
	D. replace appliances	1465.1	4	3,000.00				
	E. replace heat pumps	1460	2	2,000.00				
	F. replace DHW heaters	1460	2	1,500.00				
	G. replace laundry equipment	1460	2	1,000.00				
	H. replace range hoods	1460	0	0.00				
	I. replace playground equipment	1475	1 Sys	30,000.00				
	Subtotal			**79,500.00**				
VA 15-3	A. lighting upgrades	1460	27	3,000.00				
Pine Hills	B. landscape/spray fence lines	1450	LS	3,000.00				
	C. upgrade telephones/TV connections	1460	27	2,000.00				
	D. replace appliances	1465.1	3	1,750.00				
	E. replace DHW heaters	1460	4	3,000.00				
	F. replace range hoods	1460	0	600.00				
	G. replace laundry equipment	1460	0	0.00				
	H. Replace heat pumps	1460	5	5,000.00				
	Subtotal			**18,350.00**				

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

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-10 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2010**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
VA 15-4	A. replace windows	1460	90	25,000.00				
Regency Towers	B. install bathroom heaters	1460	90	20,000.00				
	C. replace carpeting	1460	LS	5,000.00				
	D. replace roof	1460	LS	90,000.00				
	E. upgrade telephones/TV connections	1460	2	5,000.00				
	F. replace HVAC systems	1460	1	25,000.00				
	G. landscaping	1450	LS	3,000.00				
	H. replace range hoods	1460	0	0.00				
	I. replace appliances	1465.1	2	1,000.00				
	Subtotal			**174,000.00**				
VA 15-6	A. replace playground equipment	1475	1 Sys	30,000.00				
Hawthorne Acres	B. upgrade telephones/TV connections	1460	LS	5,000.00				
	C. lighting upgrades	1460	51	5,000.00				
	D. replace heat pumps	1460	0	0.00				
	E. landscape/tree trimming	1450	LS	2,000.00				
	F. replace range hoods	1460	0	0.00				
	G. replace laundry equipment	1460	0	0.00				
	H. replace appliances	1465.1	0	0.00				
	I. replace DHW heaters	1460	4	3,000.00				
	Subtotal			**45,000.00**				
	Grand Total			**416,850.00**				

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norton Redevelopment and Housing Authority			VA36P015501-10		Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	3/31/2012		3/31/2014		
VA 15-1 Ramey/Southside	3/31/2012		3/31/2014		
VA 15-3 Pine Hills	3/31/2012		3/31/2014		
VA 15-4 Regency Towers	3/31/2012		3/31/2014		
VA 15-6 Hawthorne Acres	3/31/2012		3/31/2014		

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

Part I: Summary

PHA Name/Number Norton Redevelopment and Housing Authority			Locality (City/County & State) Norton/Wise County/Virginia		☒**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 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	316,850.00	296,850.00	321,850.00	321,850.00
C.	Management Improvements		10,000.00	10,000.00	10,000.00	10,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment			25,000.00		
E.	Administration					
F.	Other		10,000.00	5,000.00	5,000.00	5,000.00
G.	Operations		80,000.00	80,000.00	80,000.00	80,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		416,850.00	416,850.00	416,850.00	416,850.00
L.	Total Non-CFP Funds					
M.	Grand Total		416,850.00	416,850.00	416,850.00	416,850.00

Part I: Summary (Continuation)

PHA Name/Number Norton Redevelopment and Housing Authority			Locality (City/County & State) Norton/ Wise County /Virginia		☒**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 4 FFY 2013	Work Statement for Year 5 FFY 2014
	VA 15-1 Ramey/Southside	Annual Statement	15,100.00	27,850.00	23,850.00	43,850.00
	VA 15-3 Pine Hills		38,750.00	53,000.00	33,000.00	33,000.00
	VA 15-4 Regency Towers		128,000.00	111,000.00	105,000.00	85,000.00
	VA 15-6 Hawthorne Acres		135,000.00	105,000.00	160,000.00	160,000.00
	Subtotal		**316,850.00**	**296,850.00**	**321,850.00**	**321,850.00**
	HA Wide Non-dwelling			25,000.00		

Part II: Supporting Pages – Physical Needs Work Statement(s)

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 15-1 Ramey/Southside**			**VA 15-1 Ramey/Southside**		
Annual	A. upgrade telephones/TV connections	20	5,000.00	A. upgrade telephones/TV connections	20	5,000.00
Statement	B. landscape	LS	2,000.00	B. landscape	LS	6,000.00
	C. replace appliances	4	3,000.00	C. replace appliances	4	3,000.00
	D. replace heat pumps	2	2,000.00	D. replace heat pumps	2	2,000.00
	E. replace DHW heaters	2	1,500.00	E. replace DHW heaters	12	10,250.00
	F. replace laundry equipment	2	1,000.00	F. replace laundry equipment	2	1,000.00
	G. replace range hoods	2	600.00	G. replace range hoods	2	600.00
	Subtotal		**15,100.00**	**Subtotal**		**27,850.00**
	VA 15-3 Pine Hills			**VA 15-3 Pine Hills**		
	A. replace windows	10	20,000.00	A. replace windows	10	20,000.00
	B. lighting upgrades	10	5,000.00	B. lighting upgrades	10	5,000.00
	C. spray fence lines	LS	3,000.00	C. spray fence lines	LS	3,000.00
	D. upgrade telephones/TV connections	10	5,000.00	D. upgrade telephones/TV connections	10	5,000.00
	E. replace DHW heaters	8	5,750.00	E. replace DHW heaters	10	5,000.00
	Subtotal		**38,750.00**	F. repave drives	LS	15,000.00
				Subtotal		**53,000.00**
	VA 15-4 Regency Towers			**VA 15-4 Regency Towers**		
	A. replace windows	40	100,000.00	A. replace windows	20	50,000.00
	B. replace bathroom heaters	20	20,000.00	B. replace bathroom heaters	20	20,000.00
	C. upgrade telephones/TV connections	20	5,000.00	C. upgrade telephones/TV connections	20	5,000.00
	D. replace DHW heaters	4	3,000.00	D. replace canopy	LS	16,000.00
	Subtotal		**128,000.00**	E. repave drives	LS	20,000.00
				Subtotal		**111,000.00**

Part II: Supporting Pages – Physical Needs Work Statement(s)

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
	VA 15-6 Hawthorne Acres			**VA 15-6 Hawthorne Acres**		
	A. replace middle floors	4	20,000.00	A. replace middle floors	8	40,000.00
	B. replace bathroom fixtures	20	100,000.00	B. replace bathroom fixtures	7	50,000.00
	C. Upgrade laundry rooms	5	5,000.00	C. Upgrade laundry rooms	5	5,000.00
	D. upgrade telephones/TV connections	10	5,000.00	D. upgrade telephones/TV connections	10	5,000.00
	E. upgrade lighting	10	5,000.00	E. upgrade lighting	10	5,000.00
	Subtotal		**135,000.00**	**Subtotal**		**105,000.00**
				HA Wide Non-dwelling Equipment		
				A. replace maintenance vehicle	LS	25,000.00
	Subtotal of Estimated Cost		$316,850.00	Subtotal of Estimated Cost		$321,850.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	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
See	**VA 15-1 Ramey/Southside**			**VA 15-1 Ramey/Southside**		
Annual	A. upgrade telephones/TV connections	20	5,000.00	A. upgrade telephones/TV connections	20	5,000.00
Statement	B. landscape	LS	6,000.00	B. landscape	LS	6,000.00
	C. replace appliances	4	3,000.00	C. replace appliances	6	3,000.00
	D. replace heat pumps	2	2,000.00	D. replace heat pumps	2	2,000.00
	E. replace DHW heaters	10	6,250.00	E. replace DHW heaters	10	6,250.00
	F. replace laundry equipment	2	1,000.00	F. replace laundry equipment	2	1,000.00
	G. replace range hoods	2	600.00	G. replace range hoods	2	600.00
	Subtotal		**23,850.00**	H. repave drives	LS	20,000.00
				Subtotal		**43,850.00**
	VA 15-3 Pine Hills			**VA 15-3 Pine Hills**		
	A. replace windows	10	20,000.00	A. replace windows	10	20,000.00
	B. lighting upgrades	10	5,000.00	B. lighting upgrades	10	5,000.00
	C. spray fence lines	LS	3,000.00	C. spray fence lines	LS	3,000.00
	D. upgrade telephones/TV connections	10	5,000.00	D. upgrade telephones/TV connections	10	5,000.00
	Subtotal		**33,000.00**	**Subtotal**		**33,000.00**
	VA 15-4 Regency Towers			**VA 15-4 Regency Towers**		
	A. replace windows	40	100,000.00	A. replace windows	15	75,000.00
	B. upgrade telephones/TV connections	10	5,000.00	B. upgrade telephones/TV connections	20	5,000.00
	Subtotal		**128,000.00**	C. replace carpeting	LS	5,000.00
				Subtotal		**85,000.00**

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	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 15-6 Hawthorne Acres			**VA 15-6 Hawthorne Acres**		
	A. replace middle floors	4	20,000.00	A. replace middle floors	8	50,000.00
	B. Replace drives	LS	30,000.00	B. Upgrade laundry rooms	20	100,000.00
	C. replace bathroom fixtures	10	50,000.00	C. upgrade telephones/TV connections	5	5,000.00
	D. Upgrade laundry rooms	15	50,000.00	D. upgrade lighting	10	5,000.00
	E. upgrade telephones/TV connections	10	5,000.00	**Subtotal**		**160,000.00**
	F. upgrade lighting	10	5,000.00			
	Subtotal		**160,000.00**			
	Subtotal of Estimated Cost		$321,850.00	Subtotal of Estimated Cost		$321,850.00

Part III: Supporting Pages – Management Needs Work Statement(s)

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	**HA Wide**		**HA Wide**	
Annual	General operations	80,000.00	General operations	80,000.00
Statement	Management improvements	10,000.00	Management improvements	10,000.00
	A/E and consulting fees & cost	10,000.00	A/E and consulting fees & cost	5,000.00
	Subtotal	**100,000.00**	**Subtotal**	**95,000.00**
	Subtotal of Estimated Cost	$100,000.00	Subtotal of Estimated Cost	$95,000.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	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
See	**HA Wide**		**HA Wide**	
Annual	General operations	80,000.00	General operations	80,000.00
Statement	Management improvements	10,000.00	Management improvements	10,000.00
	A/E and consulting fees & cost	5,000.00	A/E and consulting fees & cost	5,000.00
	Subtotal	**95,000.00**	**Subtotal**	**95,000.00**
	Subtotal of Estimated Cost	$95,000.00	Subtotal of Estimated Cost	$95,000.00

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:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36S01550109	Replacement Housing Factor Grant No:	**2009**
			FFY of Grant Approval: **2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	439,014.00	439,014.00	232,548.00	0.00
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 [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	439,014.00	439,014.00	232,548.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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

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

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36S01550109	Replacement Housing Factor Grant No:	2009 **FFY of Grant Approval:** 2009

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended
Signature of Executive Director		Date 12/18/2009	Signature of Public Housing Director		Date

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36S01550109 CFFP (Yes/No): **No** Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
VA 015-6 Hawthorne	A. Replacement of kitchen cabinets, fixtures, flooring, lighting & electrical	1460	51 Units	300,000.00	203,000.00	160,548.00	0.00	0% Complete
VA 015-1 Ramsey	B. Heat pumps & kitchen counter tops	1460	50 Units	139,014.00	210,000.00	72,000.00	0.00	0% Complete
VA 015 Regency Towers	C. Install bathroom heaters	1460	90 Units	0.00	26,014.00	0.00	0.00	0% Complete
	Sub total			**439,014.00**	**439,014.00**	**232,548.00**	**0.00**	
	Grand Total			**439,014.00**	**439,014.00**	**232,548.00**	**0.00**	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norton Redevelopment and Housing Authority VA36S01550109					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
VA 15-6, Hawthorne	3/18/2010		3/17/2012		
VA 15-1, Ramsey	3/18/2010		3/17/2012		
VA 15, Regency Towers	3/18/2010		3/17/2012		

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

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

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

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-09	Replacement Housing Factor Grant No:	**2009** **FFY of Grant Approval:** **2009**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	80,000.00		0.00	0.00
3	1408 Management Improvements	35,000.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	49,000.00		0.00	0.00
10	1460 Dwelling Structures	144,318.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	14,350.00		0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	50,000.00		0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	377,668.00		0.00	0.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-09	Replacement Housing Factor Grant No:	2009 **FFY of Grant Approval:** 2009

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☐ **Revised Annual Statement (revision no:)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
Signature of Executive Director		Date 12/18/2009		Signature of Public Housing Director	Date

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
HA Wide Operations	Housing operations	1406	LS	80,000.00		0.00	0.00	0% Complete
HA Wide Management improvements	Update office equipment & vehicles	1408	2	35,000.00		0.00	0.00	0% Complete
HA Wide Fees & Cost	A/E and consulting	1430	LS	5,000.00		0.00	0.00	0% Complete
	Subtotal			**120,000.00**		**0.00**	**0.00**	
HA Wide	A. landscape/tree trimming	1450	LS	6,000.00		0.00	0.00	0% Complete
	B. replace appliances	1465.1	18	14,350.00		0.00	0.00	0% Complete
	C. repave driveways	1450	LS	30,000.00		0.00	0.00	0% Complete
	Subtotal			**50,350.00**		**0.00**	**0.00**	
VA 15-3	A. spray fence lines	1450	LS	3,000.00		0.00	0.00	0% Complete
Pine Hills	**Subtotal**			**18,350.00**		**0.00**	**0.00**	
VA 15-4	A. install bathroom heaters	1460	50	100,000.00		0.00	0.00	0% Complete
Regency Towers	B. enclose garage door	1475	1	20,000.00		0.00	0.00	0% Complete
	C. develop dump site	1450	1	10,000.00		0.00	0.00	0% Complete
	Subtotal			**130,000.00**		**0.00**	**0.00**	

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

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2009**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
VA 15-6	A. replace kitchen cabinets & fixtures	1460	8	20,000.00		0.00	0.00	0% Complete
Hawthorne Acres	B. replace tile floors	1460	10	24,318.00		0.00	0.00	0% Complete
	C. replace playground equipment	1475	2 Sys	30,000.00		0.00	0.00	0% Complete
	Subtotal			**74,318.00**		**0.00**	**0.00**	
	Grand Total			**377,668.00**				

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norton Redevelopment and Housing Authority			VA36P015501-09		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/14/2011		9/14/2013		
VA 15-3	9/14/2011		9/14/2013		
VA 15-4	9/14/2011		9/14/2013		
VA 15-6	9/14/2011		9/14/2013		

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

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

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

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-08	Replacement Housing Factor Grant No:	**2008** **FFY of Grant Approval:** **2008**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	80,000.00	80,000.00	80,000.00	80,000.00
3	1408 Management Improvements	10,000.00	12,671.00	12,671.00	12,671.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	7,063.00	7,063.00	7,063.00
8	1440 Site Acquisition				
9	1450 Site Improvement	43,000.00	52,742.00	14,700.00	14,700.00
10	1460 Dwelling Structures	132,477.00	143,240.00	67,532.00	67,532.00
11	1465.1 Dwelling Equipment—Nonexpendable	14,350.00	14,350.00	3,186.00	3,186.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	62,000.00	36,761.00	10,761.00	10,761.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	346,827.00	346,827.00	195,913.00	195,913.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

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

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

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-08	Replacement Housing Factor Grant No:	2008 **FFY of Grant Approval:** 2008

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
Signature of Executive Director		Date 12/18/2009	Signature of Public Housing Director		Date

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
HA Wide	Housing operations	1406	LS	80,000.00	80,000.00	80,000.00	80,000.00	Complete
Operations	**Subtotal**			**80,000.00**	**80,000.00**	**80,000.00**	**80,000.00**	
HA Wide Management	Update office equipment & vehicles	1408	2	10,000.00	12,671.00	12,671.00	12,671.00	Complete
improvements	**Subtotal**			**10,000.00**	**12,671.00**	**12,671.00**	**12,671.00**	
HA Wide	A/E Services	1430	LS	5,000.00	7,063.00	7,063.00	7,063.00	Complete
Fees & Cost	**Subtotal**			**5,000.00**	**7,063.00**	**7,063.00**	**7,063.00**	
HA Wide	A. landscape/tree trimming	1450	LS	15,000.00	15,000.00	14,700.00	14,700.00	98% Complete
	B. replace appliances	1465.1	18	14,350.00	14,350.00	3,186.00	3,186.00	22% Complete
	C. repave driveways	1450	LS	15,000.00	15,000.00	0.00	0.00	0% Complete
	Subtotal			**44,350.00**	**44,350.00**	**17,886.00**	**17,886.00**	
VA 15-1	A. replace roofs	1460	14	120,000.00	60,584.00	60,584.00	60,584.00	Complete
Ramsey	B. prototype heat pump	1460	1	77.00	5,290.00	5,290.00	5,290.00	Complete
	C. upgrade lighting	1460	50	0.00	44,308.00	0.00	0.00	0% Complete
	Subtotal			**120,077.00**	**110,182.00**	**65,874.00**	**65,874.00**	

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

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2008**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
VA 15-3	A. spray fence lines	1450	1	3,000.00	3,000.00	0.00	0.00	0% Complete
Pine Hills	B. replace fence	1450	1	10,000.00	19,742.00	0.00	0.00	Complete
	C. prototype heat pump	1460	1	0.00	1,658.00	1,658.00	1,658.00	Complete
	D. upgrade lighting	1460	27	0.00	29,000.00	0.00	0.00	0% Complete
	Subtotal			**13,000.00**	**53,400.00**	**1,658.00**	**1,658.00**	
VA 15-4	A. up-grade elevators to digital	1475	2	1,000.00	0.00	0.00	0.00	Delete
Regency Towers	B. upgrade security camera system	1475	2	1,000.00	26,000.00	0.00	0.00	0% Complete
	C. install bathroom heaters	1460		0.00	0.00	0.00	0.00	Delete
	D. enclose garage door	1475		0.00	0.00	0.00	0.00	Delete
	E. roof vent system	1475		60,000.00	10,761.00	10,761.00	10,761.00	Complete
	F. develop dump site	1450		0.00	0.00	0.00	0.00	Delete
	G. tub liners	1460		10,000.00	0.00	0.00	0.00	Delete
	Subtotal			**72,000.00**	**36,761.00**	**10,761.00**	**10,761.00**	
VA 15-6	A. replace kitchen cabinets & fixtures	1460		700.00	700.00	0.00	0.00	0% Complete
Hawthorne Acres	B. replace tile floors	1460		1,700.00	1,700.00	0.00	0.00	0% Complete
	C. repair middle floors	1460		0.00	0.00	0.00	0.00	Delete
	D. replace playground equipment	1475		0.00	0.00	0.00	0.00	Delete
	Subtotal			**2,400.00**	**2,400.00**	**0.00**	**0.00**	
	Grand Total			**346,827.00**	**346,827.00**	**195,913.00**	**195,913.00**	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norton Redevelopment and Housing Authority			VA36P015501-08		Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/13/2010		6/12/2012		
VA 15-3, Pine Hills	6/13/2010		6/12/2012		
VA 15-4, Regency Towers	6/13/2010		6/12/2012		
VA 15-6 Hawthorne Acres	6/13/2010		6/12/2012		

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

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

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

Part I: Summary

PHA Name:	**Grant Type and Number**		**FFY of Grant:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-07	Replacement Housing Factor Grant No:	**2007**
			FFY of Grant Approval: **2007**

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	**Summary by Development Account**	**Total Estimated Cost**		**Total Actual Cost [1]**	
		Original	**Revised [2]**	**Obligated**	**Expended**
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) [3]	80,000.00	80,000.00	80,000.00	80,000.00
3	1408 Management Improvements	5,000.00	13,097.00	13,097.00	13,097.00
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	3,750.00	3,750.00	3,750.00
8	1440 Site Acquisition				
9	1450 Site Improvement	59,000.00	5,112.00	5,112.00	5,112.00
10	1460 Dwelling Structures	23,358.00	96,800.00	96,800.00	96,800.00
11	1465.1 Dwelling Equipment—Nonexpendable	14,350.00	3,520.00	3,520.00	3,520.00
12	1470 Non-dwelling Structures	100,934.00	0.00	0.00	0.00
13	1475 Non-dwelling Equipment	60,000.00	145,363.00	145,363.00	145,363.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities [4]				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	347,642.00	347,642.00	347,642.00	347,642.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

[1] To be completed for the Performance and Evaluation Report.
[2] To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
[3] PHAs with under 250 units in management may use 100% of CFP Grants for operations.
[4] RHF funds shall be included here.

form **HUD-50075.1** (4/2008)

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:**
Norton Redevelopment and Housing Authority	Capital Fund Date of CFFP Program Grant No: VA36P015501-07	Replacement Housing Factor Grant No:	2007 **FFY of Grant Approval:** 2007

Type of Grant
☐ **Original Annual Statement** ☐ **Reserve for Disasters/Emergencies** ☒ **Revised Annual Statement (revision no: 1)**
☒ **Performance and Evaluation Report for Period Ending: 9/30/2009** ☐ **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost [1]	
		Original	Revised [2]	Obligated	Expended

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	12/18/2009		

form **HUD-50075.1** (4/2008)

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
HA Wide	Housing operations	1406	LS	80,000.00	80,000.00	80,000.00	80,000.00	Complete
Operations	**Subtotal**			**80,000.00**	**80,000.00**	**80,000.00**	**80,000.00**	
HA Wide Management	Update office equipment & vehicles	1408	2	5,000.00	13,097.00	13,097.00	13,097.00	Complete
improvements	**Subtotal**			**5,000.00**	**13,097.00**	**13,097.00**	**13,097.00**	
HA Wide	A/E Services	1430	LS	5,000.00	3,750.00	3,750.00	3,750.00	Complete
Fees & Cost	**Subtotal**			**5,000.00**	**3,750.00**	**3,750.00**	**3,750.00**	
HA Wide	A. landscaping	1450	LS	6,000.00	3,115.00	3,115.00	3,115.00	Complete
	B. replace appliances	1465.1	18	14,350.00	3,520.00	3,520.00	3,520.00	Complete
	C. repaving	1450	LS	20,000.00	0.00	0.00	0.00	Delete
	Subtotal			**40,350.00**	**6,635.00**	**6,635.00**	**6,635.00**	
VA 15-1	A. replace roofs	1460		0.00	67,950.00	67,950.00	67,950.00	Complete
Ramsey	B. replace kitchen cabinets	1460	1	0.00	0.00	0.00	0.00	Delete
	Subtotal			**0.00**	**67,950.00**	**67,950.00**	**67,950.00**	
VA 15-3	A. spray fence lines	1450		3,000.00	1,997.00	1,997.00	1,997.00	Complete
Pine Hills	**Subtotal**			**3,000.00**	**1,997.00**	**1,997.00**	**1,997.00**	

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

Part II: Supporting Pages

PHA Name: Norton Redevelopment and Housing Authority	**Grant Type and Number** Capital Fund Program Grant No: VA36P015501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:	**Federal FFY of Grant:** **2007**

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised [1]	Funds Obligated [2]	Funds Expended [2]	
VA 15-4	A. upgrade elevators to digital	1475		0.00	32,247.00	32,247.00	32,247.00	Complete
Regency Towers	B. upgrade alarm & sprinkler systems	1475		40,000.00	113,116.00	113,116.00	113,116.00	Complete
	C. install bathroom heaters	1460		0.00	0.00	0.00	0.00	Delete
	D. enclose garage door	1475		20,000.00	0.00	0.00	0.00	Delete
	E. refinish bathrooms	1460		0.00	28,850.00	28,850.00	28,850.00	Complete
	F. upgrade elevators to digital	1470		100,934.00	0.00	0.00	0.00	Delete
	Subtotal			**160,934.00**	**174,213.00**	**174,213.00**	**174,213.00**	
VA 15-6	A. replace kitchen cabinets & fixtures	1460		0.00	0.00	0.00	0.00	Delete
Hawthorne Acres	B. replace tile floors	1460		23,358.00	0.00	0.00	0.00	Delete
	C. repair middle floors	1460		0.00	0.00	0.00	0.00	Delete
	D. replace playground equipment	1450		30,000.00	0.00	0.00	0.00	Delete
	Subtotal			**53,358.00**	**0.00**	**0.00**	**0.00**	
	Grand Total			**347,642.00**	**347,642.00**	**347,642.00**	**347,642.00**	

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

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Norton Redevelopment and Housing Authority			VA36P015501-07		Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates [1]
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/13/2007	9/13/2007	9/12/2009	9/12/2009	
VA 15-3, Pine Hills	9/13/2007	9/13/2007	9/12/2009	9/12/2009	
VA 15-4, Regency Towers	9/13/2007	9/13/2007	9/12/2009	9/12/2009	
VA 15-6 Hawthorne Acres	9/13/2007	9/13/2007	9/12/2009	9/12/2009	

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

9.0 Housing Needs

Housing Needs of Families on the PHA's Public Housing Waiting List

	# of families	% of total families	Annual Turnover
Waiting list total	97		26
Extremely low income	77	79	
Very low income	17	17	
Low income	3	4	
Families with children	43	44	
Elderly families	16	16	
Families with Disabilities	27	27	
White Race/ethnicity	89	91	
Black Race/ethnicity	8	8	
Characteristics by Size			
1 Bedroom	54	56	15
2 Bedroom	31	32	8
3 Bedroom	11	11	3
4 Bedroom	1	1	0
5 Bedroom			

The waiting list is not closed
The PHA does not permit specific categories of families onto the waiting list, even if generally closed.

Housing Needs of Families on the PHA's Section 8 tenant-based assistance Waiting List

	# of families	% of total families	Annual Turnover
Waiting list total	46		26
Extremely low income	40	87	
Very low income	60	13	
Low income	0		
Families with children	28	60	
Elderly families	5	11	
Families with Disabilities	10	22	
White Race/ethnicity	39	85	
Black Race/ethnicity	7	15	
Hispanic Race/ethnicity	0		

The waiting list is not closed.
The NRHA Does not permit specific categories of families onto the waiting list, even if generally closed.

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

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

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

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

- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

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

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

- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

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

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

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations

The factors listed below, influenced the NRHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community

10.0 a. Progress in Meeting Mission and Goals

The NRHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of the Capital Fund Program and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being satisfactorily addressed.

Capital Funds have been utilized to provide modernization of our properties and our FY 2010 application will continue that effort.

We are confident that the NRHA will be able to continue to meet and accommodate all our goals and objectives in FY 2010.

Violence Against Women Act (VAWA) Policy

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

1.0 Purpose

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

(a) protecting the safety of victims;

(b) creating long-term housing solutions for victims;

(c) building collaborations among victim service providers; and

(d) assisting NRHA to respond appropriately to the violence while maintaining a safe environment for NRHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Norton Redevelopment and Housing Authority (NRHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into NRHA's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all NRHA housing programs.

2.0 Definitions

The definitions in this Section apply only to this Policy.

2.1 **Confidentiality:** Means that NRHA will not enter information provided to NRHA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4

2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.

2.3 **Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Virginia, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Virginia. 42 U.S.C. §1437d(u)(3)(B), § 13925.

2.4 **Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parenti;* or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C.§ 1437d(u)(3)(D), § 13925.

2.5 **Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.

2.6 **Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.

2.7 **Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.

2.8 **Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by NRHA.

3.0 Certification and Confidentiality

3.1 Failure to Provide Certification Under 3.2 and 3.3

The person claiming protection under VAWA shall provide complete and accurate certifications to NRHA, owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, NRHA, owner or manager may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C.§ 1437F(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to NRHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bonafide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

3.3 Confirmation of Certification

A person who is claiming victim status shall provide to NRHA, an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

3.4 Confidentiality

NRHA, the owner and managers shall keep all information provided to NRHA under this Section confidential. NRHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

(a) the victim request or consents to the disclosure in writing;

(b) the disclosure is required for:

(i) eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)

(ii) termination of Section 8 assistance under 42 U.S.C. §1437f(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f (o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20)(See Section 4 in this Policy); or (c) the disclosure is required by applicable law.

4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

4.1 NRHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.

4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.

4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.

4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, NRHA, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B)

4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of NRHA, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.

4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits NRHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However NRHA, owner or manager may not hold a victim to a more demanding standard.

4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits NRHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the NRHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.

4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits NRHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.

4.9 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) is a victim under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

5.0 Actions Against a Perpetrator

The NRHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing NRHA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

6.0 NRHA Right to Terminate Housing and Housing Assistance Under this Policy

6.1 Nothing in this Policy will restrict the NRHA, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the NRHA, owner or manager that such a claim is false.

6.2 Nothing in this Policy will restrict the NRHA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from NRHA property to come onto NRHA property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).

6.3 Nothing in this Policy will restrict the NRHA right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.

7.0 Statements of Responsibility of Tenant Victim, the NRHA to the Victim, and to the Larger Community.

7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The NRHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.

7.2 NRHA recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.

7.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.

7.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

8.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.

NRHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

8.1 If the NRHA, owner or manager knows that an applicant to or participant in a NRHA housing program is the victim of dating violence, domestic violence or stalking, the NRHA, owner or manager shall inform that person of this Policy and the person's rights under it.

9.0 Reporting Requirements

NRHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. NRHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

10.0 Conflict and Scope

This Policy does not enlarge NRHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another NRHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

11.0 Amendment

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.