



9.1	<p><b>Strategy for Addressing Housing Needs.</b> 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. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See Attached Strategy for Addressing Housing Needs.</b></p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. <b>See attached</b></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” <b>See attached</b></p>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> 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. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

11.0

- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan.  
No comments
- (g) Challenged Elements  
No challenges

## **5.1 MISSION.**

The mission of the WCRHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

## **5.2 GOALS AND OBJECTIVES.**

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

WCRHA Goal: Expand the supply of assisted housing

Objectives:

- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:

WCRHA Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score) 91
- Improve voucher management: (SEMAP score) 100
- Increase customer satisfaction:
- Renovate or modernize public housing units:

WCRHA Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords

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

WCRHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:

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

WCRHA 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**

WCRHA 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:

Wise County Board of Supervisors



Office of County Administrator

COURTHOUSE

WISE, VIRGINIA 24293

TELEPHONE 276-328-2321  
FAX 276-328-9780

P.O. BOX 570  
206 E. MAIN STREET

March 2, 2010

Mr. Monty L. Salyer Executive Director  
Wise County Redevelopment & Housing Authority  
P O Box 630  
Coeburn, VA 24230

RE: Response to Environmental Review Questions

Dear Mr. Salyer:

Having completed the review of 24CFR Part 58 environmental assessment requirements for the Wise County Redevelopment and Housing Authority's Capital Fund Program's Modernization Plan for the period 2009 through 2013 including CFRG and ARRA, the County of Wise, acting in its capacity as responsible entity, hereby advises you that all program activities described in the plan are exempt under Section 58.34 and/or 58.35. You may commit funds for these activities as soon as programmatic authorization is received.

Please be advised, however, that any changes in the Capital Fund Program that may entail the addition of work or activities not currently described therein will require a separate evaluation prior to any funds being committed for those purposes. Please contact me with any questions you may have in this matter.

Sincerely,

Shannon C. Scott  
Wise County Administrator

## **7.0 Project-Based Voucher Program**

### **Intent to Use Project-Based Assistance**

The WCRHA plan to “project-base” tenant-based Section 8 vouchers in the coming year.

1. There are circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option, the following circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas

2. The number of units and general location of units:

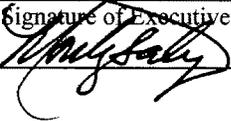
21 units at the Vandiver Manor Community  
117 Vandiver Dr., Coeburn, VA 24230

24 Units at the Stonebriar Apartments  
16600 Broad St., St. Paul, VA 24283

26 Units at the Commonwealth Apartments  
Commonwealth St., Wise, VA 24293

<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: VA36P024501-10		Replacement Housing Factor Grant No:	
				<b>FFY of Grant:</b> <u>2010</u>	
				<b>FFY of Grant Approval:</b> _____	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	66,950.00			
3	1408 Management Improvements	66,950.00			
4	1410 Administration (may not exceed 10% of line 21)	33,400.00			
5	1411 Audit	3,000.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	15,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	149,454.00			
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 <sup>4</sup>				
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)	334,754.00			
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				

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>VA36P024501-10</u>		<b>Replacement Housing Factor Grant No:</b>	
				<b>FFY of Grant:</b> <u>2010</u>	
				<b>FFY of Grant Approval:</b>	
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> <b>Original Annual Statement</b>		<input type="checkbox"/> <b>Reserve for Disasters/Emergencies</b>		<input type="checkbox"/> <b>Revised Annual Statement (revision no: )</b>	
<input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b>		<input type="checkbox"/> <b>Final Performance and Evaluation Report</b>			
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
Signature of Executive Director 		Date		Signature of Public Housing Director	
				Date	

<b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P024501-10 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: <b>2010</b>	
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 <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
HA Wide	A. Housing operations	1406	20%	66,950.00				
	B. Mgmt improvements	1408	LS	26,000.00				
	1) Computer/communications upgrade							
	2) Staff training/development	1408	LS	15,950.00				
	3) Planned maintenance program	1408	LS	25,000.00				
	C. Administration	1410	10%	33,400.00				
	D. Audit	1411	LS	3,000.00				
	E. Fees & Costs	1430	LS	15,000.00				
	<b>Sub total</b>			<b>185,300.00</b>				
VA 24-4	A. Replace closet doors	1460	120	36,000.00				
Litchfield Manor	B. Renovate bathrooms	1460	26	113,454.00				
	<b>Sub total</b>			<b>149,454.00</b>				
	<b>Grand Total</b>			<b>334,754.00</b>				

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Wise County Redevelopment and Housing Authority      VA36P024501-10					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 <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	7/15/2012		7/15/2014		
VA 24-4,Litchfield Manor	7/15/2012		7/15/2014		

<sup>1</sup>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.

**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

<b>Part I: Summary</b>						
PHA Name/Number Wise County Redevelopment and Housing Authority/VA024		Locality (City/County & State) Coeburn / Wise County/Virginia			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> 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	156,000	156,000	156,000	156,000
C.	Management Improvements		70,000	70,000	70,000	70,000
D.	PHA-Wide Non-dwelling Structures and Equipment				23,000	
E.	Administration		35,000	35,000	35,000	35,000
F.	Other		19,000	19,000	19,000	19,000
G.	Operations		70,000	70,000	70,000	70,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		350,000	350,000	373,000	350,000
L.	Total Non-CFP Funds					
M.	Grand Total		350,000	350,000	373,000	350,000





<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
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	<b>VA 24-4, Litchfield Manor</b>			<b>VA 24-4, Litchfield Manor</b>		
Annual	A. Replace flooring	57 Units	114,000	A. Replace windows	45 Units	156,000
Statement	B. Replace windows	12 units	42,000			
	Subtotal of Estimated Cost		\$156,000	Subtotal of Estimated Cost		\$156,000



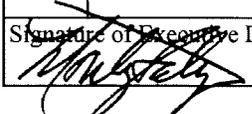


Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

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

<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: VA36S024501-09		Replacement Housing Factor Grant No:	
				<b>FFY of Grant:</b> <u>2009</u> <b>FFY of Grant Approval:</b> <u>2009</u>	
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	44,000.00		44,000.00	5600.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,000.00		14,000.00	14,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	384,737.00		384,737.00	154,956.00
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 <sup>4</sup>				
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)	442,737.00		442,737.00	174,556.00
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				

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

Part I: Summary					
PHA Name: Wise County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36S024501-09</u>		Replacement Housing Factor Grant No:  FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
Signature of Executive Director 		Date		Signature of Public Housing Director Date	





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**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: VA36P024501-09		Replacement Housing Factor Grant No:	
				<b>FFY of Grant:</b> <u>2009</u>	
				<b>FFY of Grant Approval:</b> <u>2009</u>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	69,800.00		69,800.00	69,800.00
3	1408 Management Improvements	69,800.00		15,242.00	15,242.00
4	1410 Administration (may not exceed 10% of line 21)	34,900.00		0.00	0.00
5	1411 Audit	4,000.00		0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	54,600.00		0.00	0.00
10	1460 Dwelling Structures	73,071.00		0.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	23,000.00		0.00	0.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				
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)	349,171.00		85,042.00	85,042.00
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				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

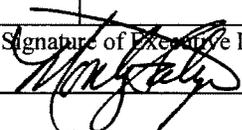
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

<sup>4</sup> 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**

<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>VA36P024501-09</u>		Replacement Housing Factor Grant No:	
				<b>FFY of Grant:</b> <u>2009</u>	
				<b>FFY of Grant Approval:</b> <u>2009</u>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010					
<input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
	Signature of Executive Director 	Date		Signature of Public Housing Director	Date

<b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P024501-09 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: <b>2009</b>	
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 <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
HA Wide	A. Housing operations	1406	20%	69,800.00		69,800.00	69,800.00	Completed
	B. Mgmt improvements 1) Computer/communications upgrade	1408	LS	27,800.00		15,242.00	15,242.00	60% Completed
	2) Staff training/development	1408	LS	17,000.00		0.00	0.00	0% Completed
	3) Planned maintenance program	1408	LS	25,000.00		0.00	0.00	0% Completed
	C. Administration	1410	10%	34,900.00		0.00	0.00	0% Completed
	D. Audit	1411	LS	4,000.00		0.00	0.00	0% Completed
	E. Fees & Costs	1430	LS	20,000.00		0.00	0.00	0% Completed
	<b>Sub total</b>			<b>198,500.00</b>		<b>85,042.00</b>	<b>85,042.00</b>	
HA Wide	Replace maintenance vehicle	1475	1	23,000.00		0.00	0.00	0% Completed
	<b>Sub total</b>			<b>23,000.00</b>		<b>0.00</b>	<b>0.00</b>	
VA 24-1 Clinchview	Landscape repair	1450	LS	3,000.00		0.00	0.00	0% Completed
	<b>Sub total</b>			<b>3,000.00</b>		<b>0.00</b>	<b>0.00</b>	
VA 24-2 Monte Visa & Ridgeview	Landscape repair	1450	LS	3,000.00		0.00	0.00	0% Completed
	<b>Sub total</b>			<b>3,000.00</b>		<b>0.00</b>	<b>0.00</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

<b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P024501-09 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: <b>2009</b>	
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 <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
VA 24-4	A. Landscape repair	1450	LS	16,600.00		0.00	0.00	0% Completed
Litchfield Manor	B. Replace signage	1450	LS	12,000.00		0.00	0.00	0% Completed
	C. Clean/seal breezeways	1460	7	5,000.00		0.00	0.00	0% Completed
	<b>Sub total</b>			<b>33,600.00</b>		<b>0.00</b>	<b>0.00</b>	
VA 24-5	A. Roof repair	1460	1	68,071.00		0.00	0.00	0% Completed
Appalachian Towers	B. Repair/restripe reseal parking area	1450	LS	20,000.00		0.00	0.00	0% Completed
	<b>Sub total</b>			<b>88,071.00</b>		<b>0.00</b>	<b>0.00</b>	
	<b>Grand Total</b>			<b>349,171.00</b>		<b>85,042.00</b>	<b>85,042.00</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Wise County Redevelopment and Housing Authority      VA36P024501-09					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 <sup>1</sup>
	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 24-1, Clinchview	9/14/2011		9/14/2013		
VA 24-2 Monte Visa & Ridgeview	9/14/2011		9/14/2013		
VA 24-4,Litchfield Manor	9/14/2011		9/14/2013		
VA 24-5 Appalachian Towers	9/14/2011		9/14/2013		

<sup>1</sup>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**

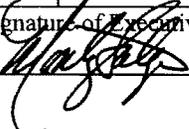
<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: VA36P024501-08		Replacement Housing Factor Grant No:	
				<b>FFY of Grant:</b> <u>2008</u>	
				<b>FFY of Grant Approval:</b> <u>2008</u>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	69,500.00	69,500.00	69,500.00	69,500.00
3	1408 Management Improvements	69,500.00	69,500.00	69,500.00	69,500.00
4	1410 Administration (may not exceed 10% of line 21)	34,500.00	34,500.00	34,500.00	24,691.00
5	1411 Audit	4,000.00	4,000.00	4,000.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000.00	12,000.00	12,000.00	5,179.00
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000.00	18,875.00	18,875.00	18,875.00
10	1460 Dwelling Structures	140,268.00	141,393.00	93,676.00	24,850.00
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 <sup>4</sup>				
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)	349,768.00	349,768.00	302,051.00	212,595.00
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				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>VA36P024501-08</u>		<b>Replacement Housing Factor Grant No:</b>	
				<b>FFY of Grant:</b> <u>2008</u>	
				<b>FFY of Grant Approval:</b> <u>2008</u>	
<b>Type of Grant</b>					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 )	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010					
<input type="checkbox"/> Final Performance and Evaluation Report					
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>	
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
Signature of Executive Director 		Date		Signature of Public Housing Director	
				Date	

<b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P024501-08 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: <b>2008</b>	
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 <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
HA Wide	A. Housing operations	1406	20%	69,500.00	69,500.00	69,500.00	69,500.00	Completed
	B. Mgmt improvements							
	1) Computer/communications upgrade	1408	LS	28,500.00	28,500.00	28,500.00	28,500.00	Completed
	2) Staff training/development	1408	LS	16,000.00	16,000.00	16,000.00	16,000.00	Completed
	3) Planned maintenance program	1408	LS	25,000.00	25,000.00	25,000.00	25,000.00	Completed
	C. Administration	1410	10%	34,500.00	34,500.00	34,500.00	24,691.00	68% Completed
	D. Audit	1411	LS	4,000.00	4,000.00	4,000.00	0.00	0% Completed
	E. Fees & Costs	1430	LS	12,000.00	12,000.00	12,000.00	5,179.00	45% Completed
	<b>Sub total</b>			<b>189,500.00</b>	<b>189,500.00</b>	<b>189,500.00</b>	<b>168,870.00</b>	
VA 24-1	Install playground equipment	1450	LS	20,000.00	18,875.00	18,875.00	18,875.00	Completed
Clinchview	<b>Subtotal</b>			<b>20,000.00</b>	<b>18,875.00</b>	<b>18,875.00</b>	<b>18,875.00</b>	
VA 24-4	A. Replace closet doors	1460	57	32,000.00	0.00	0.00	0.00	Delete
Litchfield Manor	B. Renovate bathrooms	1460	35	108,268.00	0.00	0.00	0.00	Delete
	C. Install brick	1460	LS	0.00	68,826.00	68,826.00	0.00	0% Completed
	<b>Subtotal</b>			<b>140,268.00</b>	<b>68,826.00</b>	<b>68,826.00</b>	<b>0.00</b>	
VA 24-5	A. Repair roof & related repairs	1460	LS	0.00	59,917.00	12,200.00	12,200.00	20% Completed
Appalachian Towers	B. Heat pump for Central areas	1460	1	0.00	12,650.00	12,650.00	12,650.00	Completed
	<b>Subtotal</b>			<b>0.00</b>	<b>72,567.00</b>	<b>24,850.00</b>	<b>24,850.00</b>	
	<b>Grand Total</b>			<b>349,768.00</b>	<b>349,768.00</b>	<b>302,051.00</b>	<b>212,595.00</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Wise County Redevelopment and Housing Authority VA36P024501-08					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 <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/12/2010		6/12/2012		
VA 24-1	6/12/2010	3/31/2010	6/12/2012		
VA 24-4	6/12/2010		6/12/2012		
VA 24-5	6/12/2010		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**

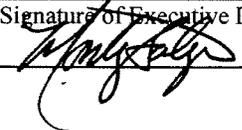
<b>Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: VA36P024501-07		<b>FFY of Grant:</b> <u>2007</u> <b>FFY of Grant Approval:</b> <u>2007</u>	
Replacement Housing Factor Grant No:					
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	65,000.00	65,000.00	65,000.00	65,000.00
3	1408 Management Improvements	65,000.00	65,000.00	65,000.00	65,000.00
4	1410 Administration (may not exceed 10% of line 21)	32,500.00	32,500.00	32,500.00	32,500.00
5	1411 Audit	3,000.00	3,000.00	3,000.00	3,000.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000.00	9,000.00	9,000.00	9,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	150,633.00	150,633.00	150,633.00	150,633.00
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 <sup>4</sup>				
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)	325,133.00	325,133.00	325,133.00	325,133.00
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				

<sup>1</sup> To be completed for the Performance and Evaluation Report.

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

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

<sup>4</sup> RHF funds shall be included here.

<b>Part I: Summary</b>						
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Date of CFFP Program Grant No: <u>VA36P024501-07</u>			Replacement Housing Factor Grant No:	<b>FFY of Grant:</b> <u>2007</u> <b>FFY of Grant Approval:</b> <u>2007</u>
<b>Type of Grant</b> <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/2010 <input type="checkbox"/> Final Performance and Evaluation Report						
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>		
		<b>Original</b>	<b>Revised <sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>	
Signature of Executive Director 		Date		Signature of Public Housing Director Date		

<b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P024501-07 Replacement Housing Factor Grant No:			CFFP (Yes/ No): No		Federal FFY of Grant: <b>2007</b>	
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 <sup>1</sup>	Funds Obligated <sub>2</sub>	Funds Expended <sub>2</sub>	
HA Wide	A. General Operations	1406	20%	65,000.00	65,000.00	65,000	65,000	Completed
	B. Management Improvements	1408	20%					
	1) Computer/Communications Upgrade		LS	26,000.00	26,000.00	26,000	26,000	Completed
	2) Staff Training/development		LS	14,000.00	14,000.00	14,000	14,000	Completed
	3) Preventive Maint Program		LS	25,000.00	25,000.00	25,000	25,000	Completed
	C. Administration	1410	10%	32,500.00	32,500.00	32,500	32,500	Completed
	D. Audit	1411	LS	3,000.00	3,000.00	3,000	3,000	Completed
	E. Fees & Costs	1430	LS	9,000.00	9,000.00	9,000	9,000	Completed
	<b>Subtotal</b>			<b>174,500.00</b>	<b>174,500.00</b>	<b>174,500.00</b>	<b>174,500.00</b>	
VA 24-4	A. Window treatments	1460	13	8,040.00	6,040.00	6,040.00	6,040.00	Completed
Litchfield Manor	B. Cover building w/brick	1460	LS	107,643.00	106,477.00	106,477.00	106,477.00	Completed
	<b>Subtotal</b>			<b>115,683.00</b>	<b>112,517.00</b>	<b>112,517.00</b>	<b>112,517.00</b>	
VA 24-5 Appalachian Towers	A. Repair roof	1460	LS	34,950.00	38,116.00	38,116.00	38,116.00	Completed
	<b>Subtotal</b>			<b>34,950.00</b>	<b>38,116.00</b>	<b>38,116.00</b>	<b>38,116.00</b>	
	<b>Grand Total</b>			<b>325,133.00</b>	<b>325,133.00</b>	<b>325,133.00</b>	<b>325,133.00</b>	

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

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Wise County Redevelopment and Housing Authority      VA36P024501-07					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 <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/12/2009	9/12/2009	9/12/2011	3/31/2010	
VA 24-2	9/12/2009	9/12/2009	9/12/2011	3/31/2010	
VA 24-4	9/12/2009	9/12/2009	9/12/2011	3/31/2010	

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 WCRHA's Public Housing Waiting Lists

The waiting list is open.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	405		52
Extremely low income <=30% AMI	376	92	
Very low income (>30% but <=50% AMI)	23	5	
Low income (>50% but <80% AMI)	0	0	
Families with children	228	56	
Elderly families	4	1	
Families with Disabilities	93	54	
Race/ethnicity White	388	95	
Race/ethnicity Black	12	2	
Characteristics by Bedroom Size			
1 Bedroom	141	34	13
2 Bedroom	150	37	14
3 Bedroom	172	42	21
4 Bedroom	5	1	4

### Housing Needs of Families on the WCRHA's Section 8 tenant-based assistance Waiting Lists

The waiting list has been closed for 1 month; the WCRHA expects to reopen the list in the PHA Plan year. The WCRHA does not permit specific categories of families onto the waiting list, even if generally closed.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	532		153
Extremely low income <=30% AMI	471	88	
Very low income (>30% but <=50% AMI)	59	11	
Low income (>50% but <80% AMI)	1	1	
Families with children	341	64	
Elderly families	27	5	
Families with Disabilities	85	16	
Race/ethnicity White	509	96	
Race/ethnicity Black	16	3	
Race/ethnicity Hispanic	4	1	
Race/ethnicity Native American	1	>1	

## **9.1 STRATEGY FOR ADDRESSING HOUSING NEEDS**

**Need: Shortage of affordable housing for all eligible populations**

**Strategy. Maximize the number of affordable units available to the WCRHA 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

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

- Leverage affordable housing resources in the community through the creation of mixed - finance housing

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

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

- Adopt rent policies to support and encourage work

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

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

- Employ admissions preferences aimed at families who are working

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

### **Reasons for Selecting Strategies**

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

- Funding and staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the WCRHA
- Influence of the housing market on WCRHA programs
- Results of consultation with residents and the Resident Advisory Board

## 10.0 Additional Information

### (a) Progress in Meeting Mission and Goals

The Wise County Redevelopment and Housing Authority is a agency located in Wise County, Virginia. The WCRHA manages 194 units of public housing at four developments.

The Wise County Redevelopment and Housing Authority will be staffed by highly productive employees who are effective communicators and have a high degree of job satisfaction. The staff will achieve their superior performance through access to advanced technology and through the use of positive incentives.

The WCRHA will accomplish its mission ideals through its goals and objectives:

1. Providing decent, safe and affordable housing in your community.
2. Ensuring equal opportunity in housing for everyone.
3. Promoting self-sufficiency and asset development of financially disadvantaged families and individuals.
4. Increase resident participation through resident council and/or advisory committee.
5. To provide a timely response to residents' request for maintenance problems.
6. To return vacated units with a new resident in 20 days.
7. To continue to enforce our "One Strike" policies for resident and applicants.
8. To improve and/or maintain our financial stability through aggressive rent collections and an improved reserve position.

The WCRHA's financial resources include an operating fund, capital fund, dwelling rental income and Section 8 Administrative fees which will be used to operate the agency in the most cost effective means possible and still provide the services and activities for its residents.

The WCRHA has assessed the housing needs of Coeburn and the surrounding Wise County area and has determined that it is currently and will continue to meet the housing needs of the community to the extent practical. The WCRHA has determined that its housing strategy complies with the Commonwealth of Virginia's Consolidated Plan.

The WCRHA has updated and rewritten its Admissions and Continued Occupancy Plan, Dwelling Lease and Grievance procedures to comply with all QHWRA requirements. The WCRHA has established a minimum rent of \$50.00 and has developed the local Market Rents to determine the dollar value of flat rents.

The WCRHA has conducted a Physical Needs Assessment Update to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

The WCRHA has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the WCRHA has included a copy of its most recent fiscal year audit reports as part of the documentation made available for public review during the 45 days prior to submission of WCRHA's Agency Plan to HUD before July 16, 2010.

### (b) Significant Amendment and Substantial Deviation/Modification Definitions.

#### a. Substantial Deviation from the 5-Year Plan

The Wise County 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.

#### b. Significant Amendment or Modification to the Annual Plan

The Wise County 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.

## **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 WCRHA to respond appropriately to the violence while maintaining a safe environment for WCRHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Wise County Redevelopment and Housing Authority (WCRHA) 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 WCRHA's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all WCRHA housing programs.

### **2.0 Definitions**

The definitions in this Section apply only to this Policy.

2.1 **Confidentiality:** Means that WCRHA will not enter information provided to WCRHA 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.

## Violence Against Women Act (VAWA) Policy

- 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 Michigan, 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 Michigan. 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 parentis*; 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 WCRHA.
- 3.0 Certification and Confidentiality**

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### **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 WCRHA, 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, WCRHA, 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 WCRHA, 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 WCRHA, 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**

WCRHA, the owner and managers shall keep all information provided to WCRHA under this Section confidential. WCRHA, 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;

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- (b) the disclosure is required for:
  - (i) eviction from public housing under 42 U.S.C. §1437l(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)(1)(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 WCRHA 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, WCRHA, 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(1)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of WCRHA, 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.

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- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits WCRHA, 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 WCRHA, 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 WCRHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the WCRHA, 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 WCRHA, 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 WCRHA 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 WCRHA 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 WCRHA Right to Terminate Housing and Housing Assistance Under this Policy**

- 6.1 Nothing in this Policy will restrict the WCRHA, 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 WCRHA, owner or manager that such a claim is false.

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6.2 Nothing in this Policy will restrict the WCRHA 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 WCRHA property to come onto WCRHA 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 WCRHA 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 WCRHA 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 WCRHA 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 WCRHA 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.

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

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

### **9.0 Reporting Requirements**

WCRHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. WCRHA 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 WCRHA'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 WCRHA 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.