

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Lee County redevelopment and Housing Authority</u> PHA Code: <u>VA034</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/01/2010</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>84</u> Number of HCV units: <u>532</u>																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 5%;">PH</th> <th style="width: 5%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
Participating PHAs	PHA Code					Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																										
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.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <u>N/A</u> (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. Main administrative Office, 1223 Chappell Garden Dr., Jonesville, VA 24263																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> <u>N/A</u>																										
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 <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. See 2010 Annual Plan; 2009 Performance and Evaluation Report; 2009 Stimulus Performance and Evaluation Report; 2008 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 <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. See Five-Year Action Plan																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
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.																										

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.
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

11.0

- (f) None
- (g) No challenged elements

5.1 Mission

The Lee County 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

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAs ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing vacancies:
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
 - Improve voucher management: (SEMAP score)
 - Increase customer satisfaction:
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units:
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families:
 - 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.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

- A. Provide decent, safe and affordable housing for Lee County.
- 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: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P034501-10		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2010</u>	
				FFY of Grant Approval: _____	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	24,000.00			
3	1408 Management Improvements	24,000.00			
4	1410 Administration (may not exceed 10% of line 21)	12,000.00			
5	1411 Audit	1,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	53,500.00			
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)	120,000.00			
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.

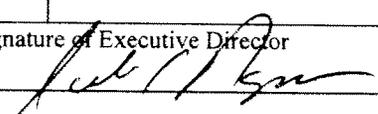
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFPP Program Grant No: VA36P034501-10		Replacement Housing Factor Grant No:	
				FFY of Grant: 2010 FFY of Grant Approval:	
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		9-29-09			

Part II: Supporting Pages								
PHA Name: Lee County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P034501-10 Replacement Housing Factor Grant No:			CFPP (Yes/No): 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 Operations	Housing Operations	1406	LS	24,000.00				
	Subtotal			24,000.00				
HA Wide Management Improvements	A. Staff training & Development	1408	LS	12,000.00				
	B. Computer upgrades	1408	LS	12,000.00				
	Subtotal			24,000.00				
HA Wide Administration	Salary & benefits of staff involved with CFP	1410	LS	12,000.00				
	Subtotal			12,000.00				
HA Wide Audit	Audit of CFP	1411	LS	1,500.00				
	Subtotal			1,500.00				
HA Wide Fees & Cost	A/E Services	1430	LS	5,000.00				
	Subtotal			5,000.00				
VA 34-1 Chappell Garden	A. Replace roofs	1460	6	53,500.00				
	Subtotal			53,500.00				
	Grand Total			120,000.00				

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: Lee County Redevelopment and Housing Authority					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	12/31/11		12/31/13		
VA 34-1, Chappell Garden	12/31/11		12/31/13		

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

Part I: Summary						
PHA Name/Number Lee County Redevelopment and Housing Authority			Locality (City/County & State) Jonesville/Lee 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	53,500.00	35,000.00	35,000.00	53,500.00
C.	Management Improvements		24,000.00	24,000.00	24,000.00	24,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment			18,500.00	18,500.00	
E.	Administration		12,000.00	12,000.00	12,000.00	12,000.00
F.	Other		6,500.00	6,500.00	6,500.00	6,500.00
G.	Operations		24,000.00	24,000.00	24,000.00	24,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		120,000.00	120,000.00	120,000.00	120,000.00
L.	Total Non-CFP Funds					
M.	Grand Total		120,000.00	120,000.00	120,000.00	120,000.00

Part I: Summary (Continuation)						
PHA Name/Number Lee County Redevelopment and Housing Authority			Locality (City/County & State) Jonesville/Lee 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
		Annual Statement				
	VA 34-1, Chappell Garden		53,250.00			
	VA 34-7, Harrell & Western Lee				5,000.00	
	VA 34-8, Cross Creek			35,000.00		43,250.00
	VA 34-9, Indian Creek				10,000.00	
	VA 34-11, Cross Creek				10,000.00	10,250.00
	VA 34-12, Cross Creek				10,000.00	

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
See	VA 34-7, Herrell & Western Lee			VA 34-8, Cross Creek		
Annual	Replace flooring	2 Units	5,000.00	Replace windows	12 Units	43,250.00
Statement	Subtotal		5,000.00	Subtotal		43,250.00
	VA 34-12, Cross Creek			VA 34-11, Cross Creek		
	Replace flooring	4 Units	10,000.00	Replace appliances	10 Units	10,250.00
	Subtotal		10,000.00	Subtotal		10,250.00
	VA 34-9, Indian Creek					
	Replace flooring	4 Units	10,000.00			
	Subtotal		10,000.00			
	HA Wide					
	Maintenance vehicle	1	18,500.00			
	Subtotal		18,500.00			
	Subtotal of Estimated Cost		\$53,500.00	Subtotal of Estimated Cost		\$53,500.00

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 Operations		HA Wide Operations	
Annual	Housing Operations	24,000	Housing Operations	24,000
Statement	Subtotal	24,000	Subtotal	24,000
	HA Wide Management Improvements		HA Wide Management Improvements	
	A. Staff training & development	12,000	A. Staff training & development	12,000
	B. Computer upgrades	12,000	B. Computer upgrades	12,000
	Subtotal	24,000	Subtotal	24,000
	HA Wide Administration		HA Wide Administration	
	Partial salary & benefits of staff involved in CFP	12,000	Partial salary & benefits of staff involved in CFP	12,000
	Subtotal	12,000	Subtotal	12,000
	HA Wide Fees & Costs		HA Wide Fees & Costs	
	A/E Services	5,000	A/E Services	5,000
	Subtotal	5,000	Subtotal	5,000
	HA Wide Audit		HA Wide Audit	
	Audit CFP program	1,500	Audit CFP program	1,500
	Subtotal	1,500	Subtotal	1,500
	Subtotal of Estimated Cost	\$66,500	Subtotal of Estimated Cost	\$66,500

Annual Statement/Performance and Evaluation Report
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Expires 4/30/2011

Part I: Summary						
PHA Name: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P034501-09			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 checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	24,000.00	32,612.00	0.00	0.00	
3	1408 Management Improvements	24,000.00	32,612.00	0.00	0.00	
4	1410 Administration (may not exceed 10% of line 21)	12,000.00	16,306.00	0.00	0.00	
5	1411 Audit	1,500.00	1,500.00	0.00	0.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	5,000.00	6,500.00	0.00	0.00	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	53,500.00	73,531.00	0.00	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)	120,000.00	163,061.00	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.

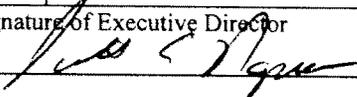
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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

⁴ RHF funds shall be included here.

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
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Part I: Summary					
PHA Name: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P034501-09		Replacement Housing Factor Grant No.	
				FFY of Grant: 2009 FFY of Grant Approval:	
Type of Grant					
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director 	Date 9-29-09	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: Lee County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P034501-09 Replacement Housing Factor Grant No:			CFPP (Yes/No): No 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide Operations	Housing Operations	1406	LS	24,000.00	32,612.00	0.00	0.00	0% Complete
	Subtotal			24,000.00	32,612.00	0.00	0.00	
HA Wide Management Improvements	A. Staff training & Development	1408	LS	12,000.00	16,306.00	0.00	0.00	0% Complete
	B. Computer upgrades	1408	LS	12,000.00	16,306.00	0.00	0.00	0% Complete
	Subtotal			24,000.00	32,612.00	0.00	0.00	
HA Wide Administration	Salary & benefits of staff involved with CFP	1410	LS	12,000.00	16,306.00	0.00	0.00	0% Complete
	Subtotal			12,000.00	16,306.00	0.00	0.00	
HA Wide Audit	Audit of CFP	1411	LS	1,500.00	1,500.00	0.00	0.00	0% Complete
	Subtotal			1,500.00	1,500.00	0.00	0.00	
HA Wide Fees & Cost	A/E Services	1430	LS	5,000.00	6,500.00	0.00	0.00	0% Complete
	Subtotal			5,000.00	6,500.00	0.00	0.00	
VA 34-1 Chappell Garden	A. Replace flooring	1460	12	0.00	22,680.00	0.00	0.00	0% Complete
	Subtotal			0.00	22,680.00	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: Lee County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P034501-09 Replacement Housing Factor Grant No:			CFPP (Yes/No): No 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
VA 34-7 Western Lee & Herrell	A. Replace flooring	1460	4	4,000.00	0.00	0.00	0.00	Delete
	B. Heat pump replacement	1460	4	0.00	13,500.00	0.00	0.00	0% Complete
	Subtotal			4,000.00	13,500.00	0.00	0.00	
VA 34-8 Cross Creek	A. Replace flooring	1460	12	28,800.00	0.00	0.00	0.00	Delete
	B. Heat pump replacement	1460	7	0.00	23,851.00	0.00	0.00	0% Complete
	Subtotal			28,800.00	23,851.00	0.00	0.00	
VA 34-9 Indian Creek	A. Replace flooring	1460	4	4,000.00	0.00	0.00	0.00	Delete
	B. Heat pump replacement	1460	4	0.00	13,500.00	0.00	0.00	0% Complete
	Subtotal			4,000.00	13,500.00	0.00	0.00	
VA 34-11 Cross Creek	A. Replace flooring	1460	6	12,700.00	0.00	0.00	0.00	Delete
	Subtotal			12,700.00	0.00	0.00	0.00	
VA 34-12 Cross Creek	A. Replace flooring	1460	4	4,000.00	0.00	0.00	0.00	Delete
	Subtotal			4,000.00	0.00	0.00	0.00	
	Grand Total			120,000.00	163,061.00	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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Lee County Redevelopment and Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	12/31/10		12/31/12		
VA 34-1, Chappell Garden	12/31/10		12/31/12		
VA 34-7, Western Lee & Herrell	12/31/10		12/31/12		
VA 34-8, Cross Creek	12/31/10		12/31/12		
VA 34-9, Indian Creek	12/31/10		12/31/12		
VA 34-11, Cross Creek	12/31/10		12/31/12		
VA 34-12, Cross Creek	12/31/10		12/31/12		

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: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36S034501-09		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	30,570.00		0.00	0.00
3	1408 Management Improvements	15,000.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)			0.00	0.00
5	1411 Audit			0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000.00		10,525.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	95,400.00		0.00	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)	152,970.00		10,525.00	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.

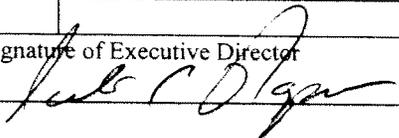
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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
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Part I: Summary					
PHA Name: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36S034501-09</u>		Replacement Housing Factor Grant No. FFY of Grant: <u>2009</u> FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
	Signature of Executive Director 	Date 9-29-09	Signature of Public Housing Director	Date	

Part II: Supporting Pages								
PHA Name: Lee County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36S034501-09 Replacement Housing Factor Grant No:			CFPP (Yes/No): No 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide	Housing Operations	1406	20%	30,570.00		0.00	0.00	0% Complete
	Management Improvements	1408	10%	15,000.00		0.00	0.00	
	Fees & Cost	1430	LS	12,000.00		10,525.00	0.00	85% Complete
	Subtotal			57,570.00		10,525.00	0.00	
VA 34-1 Chappell Garden	Replace flooring	1460	48	61,000.00		0.00	0.00	0% Complete
	Subtotal			61,000.00		0.00	0.00	
VA 34-7 Western Lee & Herrell	A. Replace roofs	1460	4	16,000.00		0.00	0.00	0% Complete
	B. Clean out septic tanks	1460	4	1,200.00		0.00	0.00	0% Complete
	Subtotal			17,200.00		0.00	0.00	
VA 34-9 Indian Creek	A. Replace flooring	1460	4	16,000.00		0.00	0.00	0% Complete
	B. Clean out septic tanks	1460	4	1,200.00		0.00	0.00	0% Complete
	Subtotal			17,200.00		0.00	0.00	
	Grand Total			152,970.00		10,525.00	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: Lee County Redevelopment and Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/30/11		9/30/12		
VA 34-1, Chappell Garden	9/30/11		9/30/12		
VA 34-7, Western Lee & Herrell	9/30/11		9/30/12		
VA 34-8, Cross Creek	9/30/11		9/30/12		
VA 34-9, Indian Creek	9/30/11		9/30/12		
VA 34-11, Cross Creek	9/30/11		9/30/12		
VA 34-12, Cross Creek	9/30/11		9/30/12		

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: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P034501-08		FFY of Grant: 2008 FFY of Grant Approval: 2008	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	24,170.00	24,170.00	24,170.00	24,170.00
3	1408 Management Improvements	24,170.00	24,170.00	24,170.00	24,170.00
4	1410 Administration (may not exceed 10% of line 21)	12,085.00	12,085.00	12,085.00	12,085.00
5	1411 Audit	1,500.00	1,500.00	1,500.00	1,500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000.00	4,530.00	2,417.00	2,417.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	53,924.00	48,027.00	48,027.00	48,027.00
11	1465.1 Dwelling Equipment—Nonexpendable	0.00	6,367.00	6,367.00	6,367.00
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)	120,849.00	120,849.00	118,736.00	118,736.00
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.

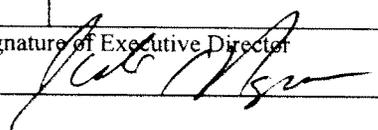
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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: Lee County Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P034501-08		Replacement Housing Factor Grant No:
				FFY of Grant: 2008
				FFY of Grant Approval: 2008
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/09				<input type="checkbox"/> Final Performance and Evaluation Report
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
				Expended
Signature of Executive Director 		Date 9-29-09		Signature of Public Housing Director
				Date

Part II: Supporting Pages								
PHA Name: Lee County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P034501-08 Replacement Housing Factor Grant No:			CFPP (Yes/No): No 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 Operations	Housing Operations	1406	LS	24,170.00	24,170.00	24,170.00	24,170.00	Complete
	Subtotal			24,170.00	24,170.00	24,170.00	24,170.00	
HA Wide Management Improvements	A. Staff training & Development	1408	LS	12,170.00	12,170.00	12,170.00	12,170.00	Complete
	B. Computer upgrades	1408	LS	12,000.00	12,000.00	12,000.00	12,000.00	Complete
	Subtotal			24,170.00	24,170.00	24,170.00	24,170.00	
HA Wide Administration	Salary & benefits of staff involved with CFP	1410	LS	12,085.00	12,085.00	12,085.00	12,085.00	Complete
	Subtotal			12,085.00	12,085.00	12,085.00	12,085.00	
HA Wide Audit	Audit of CFP	1411	LS	1,500.00	1,500.00	1,500.00	1,500.00	Complete
	Subtotal			1,500.00	1,500.00	1,500.00	1,500.00	
HA Wide Fees & Cost	A/E Services	1430	LS	5,000.00	4,530.00	2,417.00	2,417.00	55% Complete
	Subtotal			5,000.00	4,530.00	2,417.00	2,417.00	

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: Lee County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P034501-08 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
			CFFP (Yes/No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
VA 34-1 Chappell Garden	Build garbage can enclosures	1460	4	0.00	5,000.00	5,000.00	5,000.00	Complete
	Subtotal			0.00	5,000.00	5,000.00	5,000.00	
VA 34-8 Cross Creek	A. Replace carpet	1460	2	28,800.00	7,309.00	7,309.00	7,309.00	Complete
	B. Repair interior	1460	1	0.00	7,000.00	7,000.00	7,000.00	Complete
	C. Replace appliances	1465.1	8	0.00	6,367.00	6,367.00	6,367.00	Complete
	D. Replace roofs	1460	5	0.00	18,156.00	18,156.00	18,156.00	Complete
	Subtotal			28,800.00	38,832.00	38,832.00	38,832.00	
VA 34-11 Cross Creek	A. Replace carpet	1460	6	15,200.00	0.00	0.00	0.00	Delete
	B. Repair interior	1460	1	0.00	10,562.00	10,562.00	10,562.00	Complete
	Subtotal			15,200.00	10,562.00	10,562.00	10,562.00	
VA 34-12 Cross Creek	A. Replace carpet	1460	4	9,924.00	0.00	0.00	0.00	Delete
	Subtotal			9,924.00	0.00	0.00	0.00	
	Grand Total			120,849.00	120,849.00	118,736.00	118,736.00	

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.

9.0 Housing Needs

Housing Needs of Families on the PHA's Waiting Lists			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	104		16
Extremely low income <=30% AMI	75	72	
Very low income (>30% but <=50% AMI)	20	19	
Low income (>50% but <80% AMI)	7	7	
Families with children	15	14	
Elderly families	28	27	
Families with Disabilities			
Race/ethnicity White	98	94	
Race/ethnicity Black	1	1	
Race/ethnicity Hispanic	2	2	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	52	50	9
2 BR	27	26	1
3 BR	24	23	5
4 BR	1	1	1
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the PHA's Waiting Lists

Housing Needs of Families on the PHA's Waiting Lists

Waiting list type: (select one)
 Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list
 (optional)
 If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	219		89
Extremely low income <=30% AMI	173	79	
Very low income (>30% but <=50% AMI)	41	18.7	
Low income (>50% but <80% AMI)	5	2.3	
Families with children	56	25.6	
Elderly families	6	2.7	
Families with Disabilities	1	0.5	
Race/ethnicity White	204	93.2	
Race/ethnicity Black	7	3.2	
Race/ethnicity Hispanic	8	4	

Is the waiting list closed (select one)? No Yes
 If yes:
 How long has it been closed (# of months)? 7
 Does the PHA expect to reopen the list in the PHA Plan year? No Yes
 Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.1 Strategy for Addressing Housing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

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

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

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

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

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

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

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

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

10.0 Additional Information

10.0 (a)

PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

The PHA 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 previous Capital funds and the proper application of our public housing policies.

10.0 (b)

Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

The Lee 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 Lee 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.

Executive Summary

The Lee County Redevelopment and Housing Authority is a small PHAS High-Performer agency located in Virginia. The LCRHA manages 84 units of public housing at six developments.

The mission of the LCRHA is:

The Lee County 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.

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

- Provide decent, safe and affordable housing for Lee County.
- Insure equal opportunity in housing for everyone.
- Promote self-sufficiency and asset development of financially disadvantaged families and individuals.
- Improve community quality of life and economic vitality.
- Increase resident participation through resident council and/or advisory committee.
- Provide timely response to resident requests for maintenance problems.
- Return vacated units with new residents within 15 days.
- Continue to enforce our “One Strike” policies for residents and applicants.
- Improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.

The LCRHA’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 LCRHA has assessed the housing needs of Lee County and has determined that it is currently and will continue to meet the housing needs of the community to the extent practical for a very small agency. The LCRHA has approved a Deconcentration Policy and will utilize Local Preferences to attract and encourage applicants that can qualify for public housing. The LCRHA has determined that its housing strategy complies with the state of Virginia's Consolidated Plan.

Executive Summary

The LCRHA has updated and rewritten its Section 8 Administrative Plan and Admissions and Continued Occupancy Plan, Dwelling Lease and Grievance procedures to comply with all QHWRA requirements. The LCRHA has established a minimum rent of \$0.00 and developed market value rents for its Public Housing Program and a minimum rent of \$25.00 for the Section 8 HCV Program.

The LCRHA has conducted a physical needs assessment to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

The LCRHA has no plans to demolish or dispose of any of its properties. The LCRHA has jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents.

The LCRHA has developed an agency wide Pet Policy that allows any family to have a pet if they follow a set of rules.

The LCRHA has amended the sections on verifications of income in their Admissions and Continued Occupancy Plan (ACOP) to include the EIV process and how the LCRHA will use it.

The LCRHA Policy for Violence Against Women Act (VAWA) has been incorporated into both the ACOP and Section 8 Administration Plan:

The LCRHA shall not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission.

The LCRHA has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the LCRHA 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 LCRHA's Agency Plan to HUD by October 16, 2009.

VIOLENCE AGAINST WOMEN ACT POLICY

BACKGROUND

The Violence Against Women and Justice Department Reauthorization Act of 2005 (VAWA) provides protection for tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on such acts of violence against them.

In general, the law provides, in part, that criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household, or any guest or other persons under the tenant's control, shall not be cause for termination of assistance, tenancy or occupancy rights of the tenant or immediate family member of the tenant's family is the victim or threatened victim of the abuse. The law provides that an incident or incidents of actual or threatened domestic violence, dating violence or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of that violence, and will not be "good cause" for termination of assistance, tenancy, or occupancy rights of a victim of such violence.

Furthermore, the law allows a PHA to "bifurcate" a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights, 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 such violence/who is also a tenant or lawful occupant.

The VAWA also allows PHAs to request an individual to certify that the individual is a victim of abuse and that the incidences of abuse are bona fide. The certification must include the name of the perpetrator, and any other statutorily required information. The victim must provide the certification within 14 business days after the individual receives a request for such a certification from the PHA.

DEFINITIONS

The following definitions were incorporated into the United States Housing Act and apply to this policy:

Domestic Violence: Includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim share a child in common, by a person who is cohabitating with, or has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or 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 the jurisdiction.

Dating Violence: Violence committed by a person:

- who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- where the existence of such a relationship shall be determined based on a consideration of the following factors: 1) the length of the relationship; 2) the type of relationship, and 3) the frequency of interaction between the persons involved in the relationship.

Stalking: To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person; and in the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to 1) that person; 2) a member of the immediate family of that person, or 3) the spouse or intimate partner of that person.

Immediate Family Member: A spouse, parent, brother or sister, or child of the person, or an individual to whom that person stands in loco parentis (in place of a parent); or any other person living in the household of that person and related to that person by blood or marriage.

POLICY

The following policy amends the *Admissions and Occupancy Policy (ACOP)* and the Apartment Lease by reference. Appropriate language will be added to the ACOP and Apartment lease at the next revision dates of each.

A copy of this policy is available at the main office of the housing authority. A copy will be made available on request.

Admissions and Occupancy and Termination of Assistance

Being a victim of domestic violence, dating violence, or stalking, will not be considered by the Lee County Redevelopment and Housing Authority to be a basis for denial of assistance, or admission to public housing if the application otherwise qualifies for assistance or admission.

Incidents or threats of abuse will not be construed by the Lee County Redevelopment and Housing Authority as serious or repeated violations of the lease or other "good cause" for termination of the assistance, tenancy, or occupancy rights of a victim of abuse.

Criminal activity directly relating to abuse, 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 family member of the tenant's family is the victim or threatened victim of the abuse.

Rights of the Lee County Redevelopment and Housing Authority

The Lee County Redevelopment and Housing Authority may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to the lease, in order to evict, remove, terminate occupancy rights 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 such violence who is also a tenant or lawful occupant, and such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by federal, state and local law for the termination of leases, or assistance under HUD's Public Housing Program.

Certification of Abuse and Confidentiality

The LCRHA will require that an individual certify that he/she is a victim of abuse and that the incidences of abuse are bonafide. The certification must include the name of the perpetrator, and any other statutorily required information. The victim must provide the certification to the PHA within 14 business days after the individual receives a request from the PHA. The individual may utilize the attached *Form HUD 50066, Certification of Domestic Violence, Dating Violence, or Stalking* to certify the abuse to the LCRHA. In lieu of Form HUD 50066, the individual may provide the LCRHA with documentation signed by an employee, agent, volunteer of a victim service provider, an attorney, or a medical profession from whom the victim has sought assistance in addressing domestic violence, dating violence, or stalking, or the affects of the abuse, in which the professional attests (under penalty or perjury (28 U.S.C. 1746) to the professionals believe that the incident or incidents in question are bonafide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation. In cases where the individual does not submit the required certification, the PHA may terminate assistance.

Notification to Residents

The PHA will provide notice to all residents and applicants of their rights under Section 6 of the United States Housing Act of 1937 as amended by the Violence Against Women Act of 2005. These rights include the residents' right to confidentiality and the limits thereof, the availability of Form HUD 50066, and that the resident may not be evicted solely on the basis that they are a victim of domestic violence. A sample notice is included with this policy.

Confidentiality

All information provided to the LCRHA relating to the incident(s) of domestic violence, including the fact that the individual is a victim of domestic violence, dating violence, or stalking will be retained in confidence by the LCRHA and will not be entered into any shared database nor provided to a related entity, except to the extent that the disclosure is (a) requested or consented by the individual in writing; (b) required for use in an eviction proceeding or termination of assistance; or, (c) otherwise required by applicable law.

NOTICE TO RESIDENTS AND APPLICANTS REGARDING RIGHTS UNDER THE VIOLENCE AGAINST WOMEN ACT

The Violence Against Women Act of 2005 (VAWA) protects victims of domestic violence, dating violence and stalking. These changes affect all persons assisted under the Public Housing and Section 8 Program.

Individuals may not be denied housing assistance, terminated from Public Housing or evicted for being the victim of domestic violence, dating violence or stalking. However, the VAWA provides certain limitations and clarifications concerning your rights. In particular, you should know that nothing contained in VAWA:

1. Prevents the Housing Authority from terminating tenancy and evicting for any violation of a lease that is not based on a matter involving domestic violence, dating violence, or stalking for which VAWA provides protections as described above. However, the LCRHA may not in such cases apply any stricter standard to you than to other tenants.
2. Prevents the PHA from terminating tenancy and evicting where the housing authority can demonstrate "an actual and imminent threat to other tenants or those employed at or providing service to the property." Where such a threat can be demonstrated by the LCRHA, you will not be protected from eviction by VAWA.
3. Limits the ability of the LCRHA to comply with court orders addressing rights of access to or control of the property. This includes civil protection orders entered for the protection of the victim or relating to the distribution or possession of property.
4. Supersedes any federal, state or local law that provides greater protections than VAWA.

VAWA also creates a new authority under federal law that allows a housing authority to evict, remove, or terminate assistance to any individual tenant or lawful occupant of public housing who engages in criminal acts of physical violence against family members or others. This may be done without evicting or taking any other action adverse to the other occupants.

Lee County Redevelopment and Housing Authority

If you believe that you qualify for protection under VAWA, please notify the PHA. You will be asked to provide proof of your situation by filling out Form HUD 50066 and/or providing a copy of an order of protection, police or court report or a signed document from a victim service provider, medical provider or attorney who has provided a service related to the violence. You must submit this information within 14 business days of the PHA's request for it. Protections may not apply if the documentation is provided after 14 days. Form HUD 50066 will be provided at the office.

The Lee County Redevelopment and Housing Authority will make every effort to correspond with victims in a way that will not put them at greater risk. The LCRHA may request that applicants or residents requesting VAWA protection come to the office to submit information. All information will be kept confidential by the Lee County Redevelopment and Housing Authority and will not be shared or disclosed by the Housing Authority without your consent except as noted in the Confidentiality clause of the VAWA Policy.

You may obtain a copy of the PHA's written policy concerning domestic violence, dating violence, and stalking from the HA's main office. Please note that the written policy contains, among other things, definitions of the terms "domestic violence", "dating violence", "stalking", and "immediate family".

Other resources that may be of assistance include the National Domestic Violence Hotline (1-800-799-SAFE), and the National Domestic Violence Hotline website <http://www.ndvh.org>.

CERTIFICATION OF DOMESTIC VIOLENCE, DATING VIOLENCE, OR STALKING

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

OMB Approval No. 2577-0249
Exp. (05/31/2007)

Public reporting burden for this collection of information is estimated to average 1 hour per response. This includes the time for collecting, reviewing, and reporting the data. Information provided is to be used by PHAs and Section 8 owners or managers to request a tenant to certify that the individual is a victim of domestic violence, dating violence or stalking. The information is subject to the confidentiality requirements of the HUD Reform Legislation. This agency may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB control number.

Purpose of Form: The Violence Against Women and Justice Department Reauthorization Act of 2005 protects qualified tenants and family members of tenants who are victims of domestic violence, dating violence, or stalking from being evicted or terminated from housing assistance based on acts of such violence against them.

Use of Form: A family member must complete and submit this certification, or the information that may be provided in lieu of the certification, within 14 business days of receiving the written request for this certification by the PHA, owner or manager. The certification or alternate documentation must be returned to the person and address specified in the written request for the certification. If the family member has not provided the requested certification or the information that may be provided in lieu of the certification by the 14th business day or any extension of the date provided by the PHA, manager and owner, none of the protections afforded to victims of domestic violence, dating violence or stalking (collectively "domestic violence") under the Section 8 or public housing programs apply.

Note that a family member may provide, in lieu of this certification (or in addition to it):

- (1) A Federal, State, tribal, territorial, or local police or court record; or
- (2) Documentation signed by 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 abuse, in which the professional attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse, and the victim of domestic violence, dating violence, or stalking has signed or attested to the documentation.

TO BE COMPLETED BY THE VICTIM OF DOMESTIC VIOLENCE:

Date Written Request Received By Family Member: _____

Name of the Victim of Domestic Violence: _____

Name(s) of other family members listed on the lease _____

Name of the abuser: _____

Relationship to Victim: _____

Date the incident of domestic violence occurred: _____

Time: _____

Location of Incident: _____

Name of victim: _____

Description of Incident:

[INSERT TEXT LINES HERE]

I hereby certify that the information that I have provided is true and correct and I believe that, based on the information I have provided, that I am a victim of domestic violence, dating violence or stalking and that the incident(s) in question are bona fide incidents of such actual or threatened abuse. I acknowledge that submission of false information relating to program eligibility is a basis for termination of assistance or eviction.

Signature _____ Executed on (Date) _____

All information provided to a PHA, owner or manager relating to the incident(s) of domestic violence, including the fact that an individual is a victim of domestic violence shall be retained in confidence by an owner and shall neither be entered into any shared database nor provided to any related entity, except to the extent that such disclosure is (i) requested or consented to by the individual in writing; (ii) required for use in an eviction proceeding or termination of assistance; or (iii) otherwise required by applicable law.



Lee County Board Of Supervisors

LEE COUNTY
P. O. Box 367
Jonesville, Virginia 24263-0367

COUNTY ADMINISTRATOR
Telephone 276-346-7714
Fax 276-346-7712

September 1, 2009

RECEIVED
SEP 1 2009
LEE CO. REDEVELOPMENT
& HOUSING AUTHORITY

Mr. Scott A. Napier
Executive Director
Lee County Redevelopment and Housing Authority
P. O. Box 665
Jonesville, VA 24263

RE: Response to Environmental Review Questions

Dear Mr. Napier:

Having completed the review of 24 CFR Part 58 environmental assessment requirements for the Lee County Redevelopment and Housing Authority's Capital Fund Program's Modernization Plan for the period 2010 through 2014, the County of Lee, 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 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.

Should you have any questions in this matter, please contact me.

Sincerely,

D. Dane Poe
County Administrator