

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>01/01/2011</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: 8%;">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: 19%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 8%;">PH</th> <th style="width: 11%;">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 2011 Annual Plan; 2010 Performance and Evaluation Report; 2009 Performance and Evaluation Report; 2009 Stimulus 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



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, 2010

RECEIVED
SEP 1 2010

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

RECEIVED
SEP 1 2010

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 2011 through 2015, 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

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: <u>VA36P034501-11</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2011</u>	
				FFY of Grant Approval: <u>2011</u>	
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	32,000.00			
3	1408 Management Improvements	32,000.00			
4	1410 Administration (may not exceed 10% of line 21)	16,000.00			
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	73,500.00			
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)	160,000.00			
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.

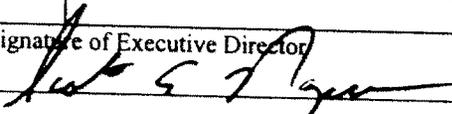
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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:		Grant Type and Number		FFY of Grant:
Lee County Redevelopment and Housing Authority		Capital Fund Date of CFFP Program Grant No: <u>VA36P034501-11</u>		2011
		Replacement Housing Factor Grant No:		FFY of Grant Approval: 2011
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
		9-15-10		Date

Part II: Supporting Pages								
PHA Name: Lee County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P034501-11 Replacement Housing Factor Grant No:			CFPP (Yes/No): No 2011		
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	32,000.00				
	Subtotal			32,000.00				
HA Wide Management Improvements	A. Staff training & Development	1408	LS	16,000.00				
	B. Computer upgrades	1408	LS	16,000.00				
	Subtotal			32,000.00				
HA Wide Administration	Salary & benefits of staff involved with CFP	1410	LS	16,000.00				
	Subtotal			16,000.00				
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	Replace roofs, gutters and downspouts	1460	9	73,500.00				
	Subtotal			73,500.00				
	Grand Total			160,000.00				

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			VA36P034501-11		Federal FFY of Grant: 2011
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	7/15/2013		7/15/2015		
VA 34-1, Chappell Garden	7/15/2013		7/15/2015		

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 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
B.	Physical Improvements Subtotal	Annual Statement	55,000.00	53,500.00	73,500.00	73,500.00
C.	Management Improvements		32,000.00	32,000.00	32,000.00	32,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		18,500.00	20,000.00		
E.	Administration		16,000.00	16,000.00	16,000.00	16,000.00
F.	Other		6,500.00	6,500.00	6,500.00	6,500.00
G.	Operations		32,000.00	32,000.00	32,000.00	32,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		160,000.00	160,000.00	160,000.00	160,000.00
L.	Total Non-CFP Funds					
M.	Grand Total		160,000.00	160,000.00	160,000.00	160,000.00

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 2011	Work Statement for Year 2 FFY 2012	Work Statement for Year 3 FFY 2013	Work Statement for Year 4 FFY 2014	Work Statement for Year 5 FFY 2015
		Annual Statement				
	VA 34-1, Chappell Garden		30,000.00			
	VA 34-7, Harrell & Western Lee				7,000.00	
	VA 34-8, Cross Creek		25,000.00	48,000.00		58,500.00
	VA 34-9, Indian Creek				16,000.00	
	VA 34-11, Cross Creek				34,500.00	15,000.00
	VA 34-12, Cross Creek			5,500.00	16,000.00	

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 4 FFY 2014			Work Statement for Year: 5 FFY 2015		
	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	7,000.00	Replace windows	15 Units	58,500.00
Statement	Subtotal		7,000.00	Subtotal		58,500.00
	VA 34-9, Indian Creek					
	Replace flooring	4 Units	16,000.00			
	Subtotal		16,000.00			
	VA 34-11, Cross Creek					
	Replace windows	10 Units	34,500.00	VA 34-11, Cross Creek		
	Subtotal		34,500.00	Replace appliances	10 Units	15,000.00
				Subtotal		15,000.00
	VA 34-12, Cross Creek					
	Replace flooring	4 Units	16,000.00			
	Subtotal		16,000.00			
	Subtotal of Estimated Cost		\$73,500.00	Subtotal of Estimated Cost		\$73,500.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012		Work Statement for Year: 3 FFY 2013	
	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	32,000	Housing Operations	32,000
Statement	Subtotal	32,000	Subtotal	32,000
	HA Wide Management Improvements		HA Wide Management Improvements	
	A. Staff training & development	16,000	A. Staff training & development	16,000
	B. Computer upgrades	16,000	B. Computer upgrades	16,000
	Subtotal	32,000	Subtotal	32,000
	HA Wide Administration		HA Wide Administration	
	Partial salary & benefits of staff involved in CFP	16,000	Partial salary & benefits of staff involved in CFP	16,000
	Subtotal	16,000	Subtotal	16,000
	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	\$86,500	Subtotal of Estimated Cost	\$86,500

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		FFY of Grant: <u>2010</u> FFY of Grant Approval: <u>2010</u>	
Replacement Housing Factor Grant No:					
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: 6/30/2010 <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	32,172.00		0.00	0.00
3	1408 Management Improvements	32,172.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	16,086.00		0.00	0.00
5	1411 Audit	1,500.00		0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,500.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	71,435.00		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)	160,865.00		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.

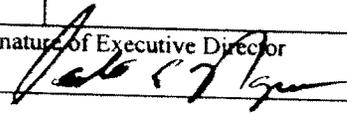
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

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
 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: <u>VA36P034501-10</u>		Replacement Housing Factor Grant No:	FFY of Grant: <u>2010</u>
					FFY of Grant Approval: <u>2010</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: 6/30/2010				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date <u>9-15-10</u>		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: VA36P034501-10 Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010					
Development Number Name/PHA-Wide Activities			General Description of Major Work Categories		Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work	
							Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide Operations	Housing Operations		1406	LS	32,172.00				0.00	0.00	0% Complete
	Subtotal				32,172.00				0.00	0.00	
HA Wide Management Improvements	A. Staff training & Development		1408	LS	16,086.00				0.00	0.00	0% Complete
	B. Computer upgrades		1408	LS	16,086.00				0.00	0.00	0% Complete
	Subtotal				32,172.00				0.00	0.00	
HA Wide Administration	Salary & benefits of staff involved with CFP		1410	LS	16,086.00				0.00	0.00	0% Complete
	Subtotal				16,086.00				0.00	0.00	
HA Wide Audit	Audit of CFP		1411	LS	1,500.00				0.00	0.00	0% Complete
	Subtotal				1,500.00				0.00	0.00	
HA Wide Fees & Cost	A/E Services		1430	LS	7,500.00				0.00	0.00	0% Complete
	Subtotal				7,500.00				0.00	0.00	
VA 34-8 Cross Creek	Heat pump replacement		1460	8	27,213.00				0.00	0.00	0% Complete
	Subtotal				27,213.00				0.00	0.00	
VA 34-11 Cross Creek	Heat pump replacement		1460	8	27,213.00				0.00	0.00	0% Complete
	Subtotal				27,213.00				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: VA36P034501-10 Replacement Housing Factor Grant No:			CFFP (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	
VA 34-12	Heat pump replacement	1460	5	17,009.00		0.00	0.00	0% Complete
Cross Creek	Subtotal			17,009.00		0.00	0.00	
	Grand Total			160,865.00		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			VA36P034501-10		Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	7/14/2012		7/14/2014		
VA 34-8, Cross Creek	7/14/2012		7/14/2014		
VA 34-11, Cross Creek	7/14/2012		7/14/2014		
VA 34-12, Cross Creek	7/14/2012		7/14/2014		

¹Obligation 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 type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <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				
3	1408 Management Improvements	30,570.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	15,000.00	15,000.00	15,000.00	13,971.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000.00	11,081.00	11,081.00	10,081.00
8	1440 Site Acquisition				
9	1450 Site Improvement	2,400.00	0.00	0.00	0.00
10	1460 Dwelling Structures	93,000.00	126,889.00	126,889.00	116,173.00
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	152,970.00	152,970.00	140,225.00
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. <u>VA36S034501-09</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: 6/30/2010				<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 <i>[Signature]</i>		Date <u>5-15-10</u>		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:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities			General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Status of Work	
						Original	Revised ¹	Funds Obligated ₂	
								Funds Expended ²	
HA Wide	Management Improvements		1408	10%	30,570.00	0.00	0.00	0.00	Delete
	Salary & benefits of staff involved With grant		1410	LS	15,000.00	15,000.00	15,000.00	13,971.00	93% Complete
	Fees & Cost		1430	LS	12,000.00	11,081.00	11,081.00	10,081.00	91% Complete
	Subtotal				57,570.00	26,081.00	26,081.00	24,052.00	
VA 34-1 Chappell Garden	Replace flooring		1460	47	61,000.00	86,450.00	86,450.00	86,450.00	Complete
	Subtotal				61,000.00	86,450.00	86,450.00	86,450.00	
VA 34-7 Western Lee & Herrell	A. Replace roofs		1460	4	16,000.00	13,899.00	13,899.00	13,899.00	Complete
	B. Clean out septic tanks		1450	4	1,200.00	0.00	0.00	0.00	Delete
	C. Clean out septic tanks		1460	4	0.00	1,100.00	1,100.00	1,100.00	Complete
	Subtotal				17,200.00	14,999.00	14,999.00	14,999.00	
VA 34-9 Indian Creek	A. Clean out septic tanks		1450	4	1,200.00	0.00	0.00	0.00	Delete
	B. Clean out septic tanks		1460	4	0.00	825.00	825.00	825.00	Complete
	C. Replace roofs		1460	4	16,000.00	13,899.00	13,899.00	13,899.00	Complete
	D. Installation of new heat pump units		1460	3	0.00	10,716.00	10,716.00	0.00	0% Complete
	Subtotal				17,200.00	25,440.00	25,440.00	14,724.00	
	Grand Total				152,970.00	152,970.00	152,970.00	140,225.00	

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			VA36S034501-09		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/30/11	3/17/2011	3/18/2012		
VA 34-1, Chappell Garden	9/30/11	3/17/2011	3/18/2012	3/17/2012	
VA 34-7, Western Lee & Herrell	9/30/11	3/17/2011	3/18/2012	3/17/2012	
VA 34-8, Cross Creek	9/30/11	3/17/2011	3/18/2012		
VA 34-9, Indian Creek	9/30/11	3/17/2011	3/18/2012		
VA 34-11, Cross Creek	9/30/11	3/17/2011	3/18/2012		
VA 34-12, Cross Creek	9/30/11	3/17/2011	3/18/2012		

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

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

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

Part I: Summary					
PHA Name: 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 type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/10				<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	36,612.00	57,612.00	57,612.00	57,612.00
3	1408 Management Improvements	32,612.00	32,612.00	32,612.00	25,043.00
4	1410 Administration (may not exceed 10% of line 21)	16,306.00	16,306.00	16,306.00	13,200.00
5	1411 Audit	1,500.00	1,500.00	1,500.00	1,500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	6,500.00	6,500.00	1,952.00	1,952.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	73,531.00	48,531.00	31,092.00	31,092.00
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)	167,061.00	163,061.00	141,074.00	130,399.00
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"/> Performance and Evaluation Report for Period Ending: 6/30/2010 <input type="checkbox"/> Revised Annual Statement (revision no:) <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 <i>[Signature]</i>		Date 9-15-10	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:			Federal FFY of Grant: 2009		
			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	
HA Wide Operations	Housing Operations	1406	LS	32,612.00	57,612.00	57,612.00	57,612.00	Complete
	Subtotal			32,612.00	57,612.00	57,612.00	57,612.00	
HA Wide Management Improvements	A. Staff training & Development	1408	LS	16,306.00	16,306.00	16,306.00	16,306.00	Complete
	B. Computer upgrades	1408	LS	16,306.00	16,306.00	16,306.00	8,737.00	54% Complete
	Subtotal			32,612.00	32,612.00	32,612.00	25,043.00	
HA Wide Administration	Salary & benefits of staff involved with CFP	1410	LS	16,306.00	16,306.00	16,306.00	13,200.00	81% Complete
	Subtotal			16,306.00	16,306.00	16,306.00	13,200.00	
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	6,500.00	6,500.00	1,952.00	1,952.00	30% Complete
	Subtotal			6,500.00	6,500.00	1,952.00	1,952.00	
VA 34-1 Chappell Garden	A. Replace flooring	1460	12	22,680.00	0.00	0.00	0.00	Delete
	B. Heat pump replacement	1460	LS	0.00	4,797.00	4,797.00	4,797.00	Complete
	Subtotal			22,680.00	4,797.00	4,797.00	4,797.00	

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	1	0.00	4,448.00	4,448.00	4,448.00	Complete
	B. Heat pump replacement	1460	4	13,500.00	9,841.00	0.00	0.00	0% Complete
	Subtotal			13,500.00	14,289.00	4,448.00	4,448.00	
VA 34-8 Cross Creek	Heat pump replacement	1460	7	23,851.00	25,873.00	21,847.00	21,847.00	85% Complete
	Subtotal			23,851.00	25,873.00	21,847.00	21,847.00	
VA 34-9 Indian Creek	Heat pump replacement	1460	1	13,500.00	3,572.00	0.00	0.00	0% Complete
	Subtotal			13,500.00	3,572.00	0.00	0.00	
	Grand Total			163,061.00	163,061.00	141,074.00	130,399.00	

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 LCRHA's Public Housing Waiting List

The waiting list is open

The LCRHA 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	107		11
Extremely low income <=30% AMI	71	66	
Very low income (>30% but <=50% AMI)	22	21	
Low income (>50% but <80% AMI)	8	7	
Families with children	45	42	
Elderly families	12	11	
Families with Disabilities	52	49	
Race/ethnicity White	101	94	
Race/ethnicity Black	0	0	
Race/ethnicity Hispanic	6	5	
Characteristics by Bedroom Size			
1 Bedroom	56	52	6
2 Bedroom	28	26	-
3 Bedroom	23	22	5
4 Bedroom			

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

The waiting list is open

The LCRHA 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	294		54
Extremely low income <=30% AMI	256	87	
Very low income (>30% but <=50% AMI)	34	12	
Low income (>50% but <80% AMI)	4	1	
Families with children	158	54	
Elderly families	14	5	
Families with Disabilities	93	32	
Race/ethnicity White	283	96	
Race/ethnicity Black	3	1	
Race/ethnicity Hispanic	9	3	

9.1 Strategy for Addressing Housing Needs

Strategies

Need: Shortage of affordable housing for all eligible populations

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

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

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

- Apply for additional section 8 units should they become available

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

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

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

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities:

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

Reasons for Selecting Strategies

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

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

10.0 Additional Information

10.0 (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.

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.

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.

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.

10.0 Additional Information

10.0 (a) Progress in Meeting Mission and Goals. Continued

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 17, 2010.

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

Amendment and Deviation Definitions

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) ; 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); and
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

V I O L E N C E A G A I N S T W O M E N A C T P O L I C Y

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.