

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 4/30/2012**

1.0	<p>PHA Information PHA Name: <u>The Housing Authority of the City of Richmond</u> PHA Code: <u>CA010</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) <input checked="" type="checkbox"/> Troubled PHA Fiscal Year Beginning: (MM/YYYY): <u>07/01/2012</u></p>																										
2.0	<p>Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>679</u> Number of HCV units: <u>1750</u></p>																										
3.0	<p>Submission Type X 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only</p>																										
4.0	<p>PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)</p>																										
	<table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>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:					
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5.0	<p>5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.</p>																										
5.1	<p>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:</p> <p>The Housing Authority will provide direct services towards and support for the provision of stable, permanent housing for low-income residents in the City of Richmond. RHA will strive through good agency management and the utilization of all available resources to provide develop and maintain a wide variety of housing types and choices. RHA will advocate for fair housing rights, promote economic self-sufficiency and coordinate supportive services for its residents and program participants.</p>																										
5.2	<p>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.</p> <p>Reduce public housing vacancies, solicit and establish partnerships to create additional housing, build units (Nystrom and Hacienda), improve PHAS and SEMAP scores, increase customer satisfaction, maintain the required amount of operating reserves, establish revenue generating policies, provide voucher mobility counseling, increase payment standards if necessary, promote income mixing in public housing, maintain security services at the senior / disabled public housing sites, work with the Richmond WIB, support the activity of other community-based organizations with common missions, continue to apply for federal, state and local funding. (see attached for progress made towards prior goals.)</p>																										
6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p>The following PHA Plan element has been revised since the last annual plan submission:</p> <p>Plan element 5. Grievance Procedures (ACOP Chapter 13, 14) The Grievance Procedures were updated and revised.</p> <p>(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.</p> <ul style="list-style-type: none"> • 330 24th Street Richmond, CA (main office) • 1300 Roosevelt Ave. Richmond, CA (Hacienda Senior/Disabled Building) • 700 So. 26th Street Richmond, CA (Richmond Village Public Housing HOPE VI development) • Richmond, CA Main Public Library • www.rhaca.org (RHA website) 																										

7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</p> <p>HOPE VI: RHA is in the final phases of the Richmond Village (formerly Easter Hill HOPE VI Development). The grant and project should be closed out by the end of FY2011-2012.</p> <p>Demo-Dispo and Conversion: CA010002 Nystrom Village (100 units) and CA010004 Hacienda (150 units) are in the demo-dispo planning phase with a target start date of FY2013-2014. These two sites may also be considered for voluntary conversion, given the limited federal and state funds available for major revitalization projects.</p> <p>Project-Based Vouchers: RHA has already committed 189 project-based vouchers. RHA's program size allows 350 units to be project-based. Additional project-based allocations will be considered for FY2012-2013.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. Attached.</p>
8.1	<p>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. Attached</p>
8.2	<p>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. Attached.</p>
8.3	<p>Capital Fund Financing Program (CFFP). X 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.</p>
9.0	<p>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.</p> <p>Based on the 2010-2015 Consolidated Plan for, the Contra Costa Consortium and the City of Richmond's General Plan, between 2010 and 2030 Richmond is projected to add 10,380 households. This would represent an estimated 519 households per year over the next 20 years. Unfortunately the median household income levels are not growing in the same manner. In 2008 Richmond's median household income of \$52,322 was estimated to have been only 66.6 percent of the County's median household income of \$78,619. There will be more households in the coming years earning less money.</p> <p>The generally high cost of housing relative to household income continues to indicate a high priority need for affordable housing. The cost and availability of housing varies significantly across the County; however especially in Richmond low-income minority households continue to be challenged finding decent safe and sanitary affordable housing. There is also a priority need for an increase in housing types that are more affordable, such as mixed use and higher-density housing. The Consolidated Plan indicates that this need is greater in the low-income minority communities and in households with seniors and persons with disabilities.</p> <p>In Richmond there is also a significant amount of housing in need of repair. Preservation of existing rental housing is seen as key to preserving housing affordability for renters, either by preserving rent-restricted housing or rehabilitating housing that is currently occupied by low-income households.</p> <p>The recent collapse of home values has impacted Richmond significantly. The high level of foreclosures in Richmond, 818 total as of 1/1/2012 according to Trulia.com, has led to a shift in housing needs. These new needs include preventing foreclosures through homeowner counseling, providing incentives for purchase and re-occupancy of foreclosed homes, and of course an increased need for blight prevention given that the foreclosed homes have resulted in an increased number of vacant properties throughout the City of Richmond.</p> <p>In summary, we must expand housing opportunities for extremely low-income, very low-income, low-income and moderate-income households through an increase in supply of decent, safe and affordable rental housing and rental assistance programs. We need to increase homeownership opportunities, maintain and revitalize existing affordable housing stock and reduce the number and impact of home foreclosures. Richmond's elderly, younger adults with disabilities, large families, youth aging-out of foster care and persons discharged from institutions (prison, jail, mental hospitals) have all been identified as groups with a higher need for affordable housing.</p>

<p>9.1</p>	<p>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.</p> <ul style="list-style-type: none"> • Apply for additional vouchers if available • Conduct landlord outreach • Support local CBOs that provide housing programs • Collaborate with other supportive service agencies • Improve housing inventory • Award project-based vouchers to affordable housing developers
<p>10.0</p>	<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>In regards to the Low-income Public Housing program, the Housing Authority has improved its vacant unit turnaround process to 15 days or less. The UPSC inspections have yielded fewer major findings and indicate a general improvement in the way the units are being maintained. Rent collection percentages have dropped some in this economy, but the REAC scores have improved across all developments.</p> <p>In regards to the HCV utilization rate, it has exceeded 97% over the past fiscal year, but has recently slipped as a result of a computer conversion. However, the new system will enhance efficiencies and improve our overall program administration, which will ultimately result in more families being assisted in a much more efficient manner.</p> <p>The partnerships we’ve created with other City of Richmond Departments, Contra Costa County Agencies, non-profits and Community-based Organization have assisted in the Housing Authority’s efforts to coordinate the very much needed social service and supportive programs for our public housing residents and housing program participants.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>The Housing Authority defines significant amendment or substantial deviation/modification as any change in policy that significantly or substantially alters the Authority’s stated Mission or the persons served by the Authority; this would include for example changes to the admissions preferences, demolition /disposition activities, conversion programs, or modification to the way rent is calculated. Discretionary or administrative amendments consistent with the Authority’s stated overall mission and basic objectives will not be considered significant amendments or substantial deviations or modifications.</p>
<p>11.0</p>	<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> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

ELIGIBILITY & ADMISSION POLICIES

RHA is responsible for ensuring that every individual and family admitted to the public housing program meets all program eligibility requirements. This includes any individual approved to join the family after the family has been admitted to the program. The family must provide any information needed by RHA to confirm eligibility and determine the level of the family's assistance.

To be eligible for the public housing program:

The applicant family must:

- Qualify as a family as defined by HUD and RHA.
- Have income at or below HUD-specified income limits.
- Qualify on the basis of citizenship or the eligible immigrant status of family members.
- Provide social security number information for family members as required.
- Consent to RHA's collection and use of family information as provided for in RHA provided consent forms.
- RHA must determine that the current or past behavior of household members does not include activities prohibited by HUD or RHA.

SELECTION & WAIT LIST

Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the RHA.

When selecting applicants from the waiting list, the RHA will match the characteristics of the available unit (unit size, accessibility features, unit type) to the applicants on the waiting lists. RHA will offer the unit to the highest ranking applicant who qualifies for that unit size or type, or that requires the accessibility features.

By matching unit and family characteristics, it is possible that families who are lower on the waiting list may receive an offer of housing ahead of families with an earlier date and time of application or higher preference status,

Factors such as deconcentration or income mixing and income targeting will also be considered in accordance with HUD requirements and RHA policy.

DECONCENTRATION OF POVERTY AND INCOME MIXING [24CFR903.1 and 903.3]

The RHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the RHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The RHA's deconcentration policy will comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by RHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by RHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based assistance; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

Steps for Implementation [24 CFR 903.2(c)(1)]

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, RHA will comply with the following steps:

Step 1. RHA will determine the average income of all families residing in all the RHA's covered developments. RHA may use the median income, instead of average income, provided that RHA includes a written explanation in its annual plan justifying the use of median income.

RHA Policy

RHA will determine the average income of all families in all covered developments on an annual basis.

Step 2. RHA will determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, RHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

RHA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. RHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low income family (30% of median income).

Step 4. RHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, RHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the RHA's deconcentration policy may include, but is not limited to the following:

Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities.

Targeting investment and capital improvements toward developments with an average income below the EIR, to encourage families with incomes above the EIR to accept units in those developments.

Establishing a preference for admission of working families, in developments below the EIR.

Skipping a family on the waiting list, to reach another family in an effort to further the goals of deconcentration.

Providing other strategies permitted by statute and determined by the RHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and RHA strategic objectives.

A family has the sole discretion whether to accept an offer of a unit made under the RHA's deconcentration policy. RHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the RHA's deconcentration policy {24 CFR 903.2(c)(4)}.

If, at annual review, the average incomes at all general occupancy developments are within the EIR, RHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

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

2. Statement of Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
I. Federal Grants (FY 2005 grants)		
Public Housing Operating Fund	\$1,920,000	Public Housing Operations
Public Housing Capita/ Fund	\$745,045	Public Housing Capital Needs
HOPE VI Revitalization	\$750,000	HOPE VI development activity
HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$19,560,000	HCV Sec 8 Program Operations
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self Sufficiency Grants		
Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		

2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Funds	\$505,785	Public Housing Capital Needs
3. Public Housing Dwelling Rental Income	\$1,608,000	Public Housing Operations
4. Other income (list below)		
Misc Tenant Income	\$166,750	Public Housing Operations
4. Non-federal sources (list below)		
Dwelling Rental	\$3,674,551	Westridge At Hilltop Operations
Misc. Dwelling Charges	\$123,573	Westridge At Hilltop Operations
Total resources	\$29,053,704	

3. Rent Determination (ACOP Chapter 6)

Public Housing residents are provided the choice of paying an Income Based or a Flat Rent at move in and at annual certifications. Richmond Housing Authority has established a \$50.00 Minimum Rent unless the household qualifies for an exception, requested by the tenant and verified. The flat rents are offered annually as an option for rent payment. The income is reviewed once every three years and if the flat rent becomes a hardship, the family's rent will be switched from Flat Rent to Income Based Rent, in accordance with established policy and procedure for rent reductions.

In the HCV Program, RHA will establish Payment Standards based on HUD published Fair Market Rents. RHA will review proposed rents to ensure they meet the rent reasonableness criteria set by HUD and comparable in unassisted units. The \$50.00 Minimum Rent is established, unless the Participant qualifies for and requests an exception, which must be verified by RHA.

4. Operation and Management

The Richmond Housing Authority has established the following policies and procedures to ensure consistent compliance with HUD guidelines:

- (a) Public Housing Maintenance Plan
- (b) Housing Choice Voucher Administrative Plan

5. Grievance Procedures (ACOP Chapter 14)

When RHA makes a decision that has a negative impact on an applicant family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of a Grievance hearing. This Chapter discusses RHA policies regarding grievance procedures.

6. Designated Housing for Elderly and Disabled Families (ACOP Chapter 4 pages 17 -18)

RHA may designate projects or portions of a public housing project specifically for elderly or disabled families. RHA must have a HUD-approved designated housing plan before the designation may take place.

Among the designated developments, RHA must also apply any preferences that it has established. If there are not enough elderly families to occupy the units in a designated elderly development, RHA may allow near-elderly families to occupy the units [24 CFR 945.303(c)(1)]. Near-elderly family means a family whose head, spouse, or cohead is at least 50 years old, but is less than 62 [24 CFR 5.403].

If there are an insufficient number of elderly families and near-elderly families for the units in a development designated for elderly families, RHA must make available to all other families any unit that is ready for re-rental and has been vacant for more than 60 consecutive days [24 CFR 945.303(c)(2)].

The decision of any disabled family or elderly family not to occupy or accept occupancy in designated housing development shall not have an adverse affect on their admission or continued occupancy in public housing or their position on or placement on the waiting list. However, this protection does not apply to any family who refuses to occupy or accept occupancy in designated housing development because of the race,

color, religion, sex, disability, familial status, or national origin of the occupants of the designated housing development or the surrounding area [24 CFR 945.303(d)(1) and (2)].

This protection does apply to an elderly family or disabled family that declines to accept occupancy, respectively, in a designated project for elderly families or for disabled families, and requests occupancy in a general occupancy project or in a mixed population project [24 CFR 945.303(d)(3)].

RHA Policy

RHA does not have designated elderly or designated disabled housing at this time.

7. Community Service and Self-Sufficiency (ACOP Chapter 11)

HUD regulations pertaining to the community service requirement are contained in 24 CFR 960 Subpart F (960.600 through 960.609). RHA and residents must comply with the community service requirement, effective with RHA's fiscal years that commenced on or after October 1, 2000. Per 903.7(1)(1)(iii), the RHA Agency Plan must contain a statement of how RHA will comply with the community service requirement, including any cooperative agreement that RHA has entered into or plans to enter into.

Community service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self-sufficiency, or increase resident self-responsibility in the community. Community service is not employment and may not include political activities [24 CFR 960,601(b)].

In administering community service requirements, RHA must comply with all nondiscrimination, and equal opportunity requirements [24 CFR 960.605(c)(5)]. RHA will comply with all federal regulations in its administration of the Community Service and Self-Sufficiency requirement.

8. Safety and Crime Prevention

RHA is committed to improving resident safety, crime prevention and satisfaction. Some items are designed to be ongoing in an effort to effect long term improvements in resident safety, crime prevention and satisfaction and RHA goals.

COMMUNICATIONS

- Public Housing, Eligibility and Maintenance staff will continue to receive training in customer service.
 1. A portion of monthly staff meetings will be devoted to communication training and addressing issues dealing with personality types, how to handle difficult situations and stress areas.
 2. Solicit Human Resources to provide customer service training for RHA staff.
 3. Continue joint meetings with Public Housing, Eligibility and Maintenance staff and resident councils.
 4. Administration, Public Housing and Maintenance staff will be represented at resident council meetings.

- 1. RHA will inform residents of all HUD and RHA future direction covering regulatory changes and development specific issues.
- 2. Resident input is greatly encouraged.
- 3. Residents will receive follow-up communication on the issues and concerns, either individually, or at follow-up meetings or newsletter.

- RHA will distribute newsletter twice a year to residents.
 1. RHA staff will contribute articles covering communication, safety and appearance, complaint resolution, lease violations and policy issues.
 2. Tenants and staff will be encouraged to assist in complying newsletter.
 3. RHA will distribute newsletters to residents.
 4. Newsletter will be printed in both English and Spanish

- Public Housings staff will be available during normal business hours.

RHA will continue to monitor our "Resident Hotline" number, which serves for reporting fraud, complaints, criminal activity, etc.

1. Hotline number will be published in the newsletter.
2. Asset Manager will monitor the "hotline" calls daily and follow up by appropriate staff.

SAFETY

- Management staff will conduct monthly nighttime inspection at each development,
 1. Resident Manager, on call Maintenance and Management will inspect developments after daylight hours for safety issues.
 2. RHA staff will increase the frequency at problem developments.
 3. RHA will participate with City sponsor safety programs.

- RHA will increase their presence at each development.
 1. Development offices will be open at least twice a week.
 2. More frequent site monitoring.
 3. On going meetings with the Richmond Police Department, sharing information for the purpose of Lease enforcement.
 4. Encourage resident participation in Neighborhood Watch meetings.

NEIGHBORHOOD APPEARANCE

- Enforcement of RHA and City abandoned/inoperable vehicle policies.
 1. Public Housing and Maintenance staff will review RHA policies and develop policies in line with City policies.
 - 2 RHA staff will be trained on policies regarding abandoned and inoperable vehicles.
 - Developments with playground/recreational equipment will be evaluated for safety and appropriateness.
 1. Public Housing and maintenance staff will periodically survey developments regarding residential usage.
 2. RHA staff will meet with recreational committees and resident for feedback at each development to plan for appropriate capital fund expenditures and /or maintenance.
 - RHA will continue graffiti abatement program
 1. All observed graffiti within the development would be removed as quickly as possible,
 2. Asset Manager will coordinate graffiti abatement programs wherever possible to improve the appearance at each development.
 - RHA staff will work to reduce disturbances, noise, loitering within the development.
 1. Articles will be included in RHA newsletter covering disturbances, noise, loitering, and other lease violations that effect the enjoyment of our residents.
 2. RHA staff will work with local agencies in attempt to increase the presence of local law enforcement in an effort to reduce disturbances, noise, and loitering within our developments.
- RHA will increase the rodent/insect prevention and eradication program
1. RHA will increase the frequency of spraying by the contract pest control company.
 2. RHA will implement an abatement program for each development.

The Richmond Housing Authority embraces its residents as valuable partners and has enjoyed an effective dialogue with them in the past. This Plan is designed to continue effective practices already in place and to augment those practices by implementing additional activities to address current resident concerns. Any cost associated with the Plan implementation will be absorbed in the FY 2012-2013 operating budget or included in future capital fund budgets. RHA is committed to maintaining a positive and responsive relationship with our residents by improving communication with residents, their personal safety and the appearance of our developments and the surrounding communities is very important to RHA.

9.Pets

The ACOP explains the RHA's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of RHA to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of RHA.

10.Civil Rights Certification

It is the policy of RHA to comply with all applicable laws relating to Civil Rights, including Title VI of the Civil Rights Act of 1964, Title VIII of the Civil Rights Act of 1968 (as amended by the Community Development Act of 1974 and the Fair Housing Amendments Act of 1988). Executive Order 11063, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Title II of the Americans with Disabilities Act (to the extent that it applies, otherwise Section 504 and the Fair Housing Amendments govern), and any applicable State laws, or local ordinances and any legislation protecting the rights of tenants, applicants or staff that may subsequently be enacted.

11.Fiscal Year Audit

The results of the most recently completed fiscal year audit are available from the Finance Department of the City of Richmond.

12. Asset Management

RHA is working towards fully adopting the five core elements of asset management: Project based funding, budgeting, accounting, management and oversight and performance. RHA is committed to improving the character and quality of affordable housing throughout the City of Richmond. The implementation of asset management will lead to better management and oversight of RHA's public housing developments by providing more detailed project specific information regarding revenues, operating costs and performance. Therefore, RHA is strongly committed to successfully converting to over to the asset management model for all of its public housing developments.

13. Violence Against Women Act (ACOP Chapter 16 Part VII page 16-25)

The Violence against Women Reauthorization Act of 2005 (VAWA) requires RHA to inform public housing tenants of their rights under this law, including their right to confidentiality and the limits thereof. Since VAWA provides protections for applicants as well as tenants, RHA may elect to provide the same information to applicants [24 CFR 5.2007(3)].

5.2 Goals and Objectives Progress Report.

The Housing Authority has reduced public housing vacancies. However, the top floor of the Hacienda senior disabled development had to be vacated due to water damage from the roof. This caused the number of public housing vacancies to increase. This issue will be resolved with the planned repair to the roof and the re-tenanting of those units taken off-line.

The Housing Authority did solicit and establish a development partnership with Related of California, Mercy Housing and Community Housing Development Corporation (CHDC) of North Richmond to create additional housing, specifically, to revitalize the Nystrom Village and Hacienda public housing developments. That partnership is still intact and predevelopment activity has commenced.

While the management and resident indicator scores under PHAS improved, the Housing Authority received a Late Presumptive Failure (LPF) zero score under the financial indicator FASS resulting in a Troubled Designation under PHAS. Under SEMAP there is a Corrective Action Plan (CAP) in place and progress has been made towards closing it out and scores have improved. The Trouble Designation still applies under SEMAP until the CAP is completely closed out, and progress in those areas of improvement has been verified.

The improvement of customer satisfaction is an ongoing effort, and the Housing Authority has made improvements in this area. The Housing Authority's operating costs continue to exceed its revenues in spite of all the cost cutting measures that have been undertaken. Consequently, the Authority has not been able to maintain the required amount of operating reserves, or establish revenue generating policies.

Voucher mobility counseling is an ongoing effort, and as a result HCV participants are regularly exercising their portability rights. It was not necessary to increase the HCV payment standards, and income mixing in public housing is an ongoing effort.

The Housing Authority has maintained security services at the senior / disabled public housing sites, and the Executive Director of the Housing Authority sits on the Richmond WIB. Continued support of the activities of other community-based organizations with common missions is an ongoing effort and so is the Authority's pursuit of federal, state and local grant funding. End.

CAPITAL FUND PROGRAM

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		Locality (City/County & State)			<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013	Work Statement for Year 3 FFY 2014	Work Statement for Year 4 FFY 2015	Work Statement for Year 5 FFY 2016
	CA0002 – Nystrom Village		42,500	45,500	40,000	79,000
	CA0004 - Hacienda		42,500	25,000	40,000	-
	CA0006 – Friendship Manor		60,000	60,000	245,000	315,000
	CA0011 – Triangle Court		55,000	60,000	60,000	64,500
	CA0013 – Nevin Plaza		315,000	304,500	60,000	64,500
B.	Physical Improvements Subtotal		515,000	495,000	445,000	523,000
C.	Management Improvements		100,000	100,000	100,000	150,000
D.	PHA-Wide Non-dwelling Structures and Equipment		30,000	50,000	100,000	175,000
E.	Administration		100,000	100,000	100,000	140,000
F.	Other - Audit & A&E		50,000	50,000	50,000	127,000
G.	Operations		200,000	200,000	200,000	280,000
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service		5000	5000	5000	5000
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		1,000,000	1,000,000	1,000,000	1,400,000

Part I: Summary (Continuation)

PHA Name/Number		Locality (City/county & State)				<input type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____	
		Annual Statement					

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	Work Statement for Year 2 FFY 2013		Work Statement for Year: 3 FFY 2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Staff Training	10,000	Staff Training	10,000
Annual	Computer Software & Maintenance	50,000	Computer Software & Maintenance	50,000
Statement	Financial & Maintenance Consulting Services	20,000	Financial & Maintenance Consulting Services	20,000
	General Mgmt Improvements	20,000	General Mgmt Improvements	20,000
	Operations	200,000	Operations	200,000
	Audit	2,000	Audit	2,000
	A&E Services & Unit Testing	48,000	A&E Services & Unit Testing	48,000
	Administration	100,000	Administration	100,000
	Debt Service	5,000	Debt Service	5,000
	NonDwelling		NonDwelling	
	Audio/Visual Equipment	10,000	New Office Equipment	10,000
	New Maintenance Tools/Equipment	10,000	New Computer Hardware	10,000
	New Computer Hardware	10,000	New Maintenance Tools/Equipment	10,000
			PHA Wide – Common Area Upgrades	20,000
	Subtotal of Estimated Cost	\$485,000.00	Subtotal of Estimated Cost	\$505,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	Work Statement for Year 5 FFY 2015		Work Statement for Year: 6 FFY 2016	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	Staff Training	10,000	Staff Training	10,000
Annual	Computer Software & Maintenance	50,000	Computer Software & Maintenance	50,000
Statement	Financial & Maintenance Consulting Services	20,000	Financial & Maintenance Consulting Services	65,000
	General Mgmt Improvements	20,000	General Mgmt Improvements	25,000
	Operations	200,000	Operations	280,000
	Audit	2,000	Audit	2,000
	A&E Services & Unit Testing	48,000	A&E Services & Unit Testing	125,000
	Administration	100,000	Administration	140,000
	Debt Service	5,000	Debt Service	5,000
	NonDwelling		NonDwelling	
	PHA Wide – Energy Conservation Improvements	30,000	PHA Wide – Energy Conservation Improvements	75,000
	PHA Wide – Common Area Upgrades	10,000	PHA Wide – Common Area Upgrades	25,000
	PHA Wide – Non-Routine/Deferred Maintenance	25,000	PHA Wide – Non-Routine/Deferred Maintenance	25,000
	New Vehicles	35,000	New Vehicles	50,000
	Subtotal of Estimated Cost	\$555,000.00	Subtotal of Estimated Cost	\$877,000.00

Part I: Summary	
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39P010501-12 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2012 FFY of Grant Approval: 2012	

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

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	200,000.00			
3	1408 Management Improvements	100,000.00			
4	1410 Administration (may not exceed 10% of line 21)	150,000.00			
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	40,000.00			
8	1440 Site Acquisition	0			
9	1450 Site Improvement	50,000.00			
10	1460 Dwelling Structures	380,000.00			
11	1465.1 Dwelling Equipment—Nonexpendable	0			
12	1470 Non-dwelling Structures	15,000.00			
13	1475 Non-dwelling Equipment	65,000.00			
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities ⁴	0			

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.

Part I: Summary					
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39P010501-12 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2012 FFY of Grant Approval: 2012			
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
18a	1501 Collateralization or Debt Service paid by the PHA	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	1,000,000			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	10,000.00			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	20,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	120,000.00			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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.

Part II: Supporting Pages								
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CA39P010501-12 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
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	
PHA WIDE/M 11-1	OPERATIONS	1406		200000				
PHA WIDE/M 11-2	MAINTENANCE CONSULTANT	1408		10000				
PHA WIDE/M 11-3	ACCOUNTING CONSULTANT	1408		30000				
PHA WIDE/M 11-4	GENERAL CONSULTING SERVICES	1408		10000				
PHA WIDE/M 11-5	MIS CONSULTANT	1408		10000				
PHA WIDE/M 11-6	STAFF TRAINING	1408		10000				
PHA WIDE/M 11-7	COMPUTER SOFTWARE/SOFTWARE MAINTENANCE	1408		50000				
PHA WIDE/M 11-8	GENERAL MGMT IMPROVEMENTS	1408		30000				
PHA WIDE/M 11-9	ADMINISTRATION	1410		100000				
PHA WIDE/M 11-10	PHYSICAL NEEDS ASSESSMENT	1430		10000				
PHA WIDE/M 11-11	UNIT TESTING/INSPECTIONS	1430		10000				
PHA WIDE/M 11-12	PLANNING FEES (RFP'S/RFQ'S/ADS)	1430		5000				
PHA WIDE/M 11-13	GENERAL A&E SERVICES	1430		15000				
PHA WIDE/M 11-14	504/ADA ACCESSIBILITY UPGRADE	1450		10000				
PHA WIDE/M 11-15	SECURITY LIGHTING/CAMERA UPGRADE	1450		10000				
PHA WIDE/M 11-16	LANDSCAPING/TREE TRIMMING	1450		10000				
PHA WIDE/M 11-17	GENERAL SITE REPAIRS/IMPROVEMENTS	1450		10000				
PHA WIDE/M 11-18	NON ROUTINE VACANCY PREP	1460		50000				
PHA WIDE/M 11-19	MOLD ABATEMENT	1460		10000				

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² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CA39P010501-12 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2012		
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	
TRIANGLE/M 11-20	COUNTERTOPS/SINKS/FAUCETS	1460		25000				
TRIANGLE/M 11-21	BATHTUB/SHOWER STALL UPGRADES	1460		40000				
TRIANGLE/M 11-22	NEW FLOORING	1460		50000				
PHA WIDE/M 11-23	PLUMBING/HEATING SYSTEMS REPAIRS/UPGRADES	1460		10000				
PHA WIDE/M 11-24	MECHANICAL SYSTEMS REPAIRS/UPGRADES	1460		10000				
SENIORS/M 11-25	ELEVATOR REPAIRS/UPGRADES	1460		15000				
PHA WIDE/M 11-26	NEW UNIT ENTRY LOCK SYSTEM	1460		32580				
PHA WIDE/M 11-27	PEST CONTROL SERVICES	1460		10000				
PHA WIDE/M 11-28	ENERGY CONSERVATION IMPROV	1470		10000				
PHA WIDE/M 11-29	COMMON AREA UPGRADES	1470		10000				
PHA WIDE/M 11-30	COMPUTER HARDWARE	1475		10000				
PHA WIDE/M 11-31	OFFICE EQUIPMENT	1475		5000				
PHA WIDE/M 11-32	NEW MAINTNEANCE DUMP TRUCK	1475		35000				
PHA WIDE/M 11-33	DEFFERRED MAINTENANCE - OFFICES	1475		10000				
TRIANGLE/M 11-34	ENERGY CONSERVATION IMPRV	1460		67420				
TRIANGLE/ M 11-35	SIDEWALK CURB/CURB RAMPS	1450		5000				
TRIANGLE/ M 11-36	IRON FENCE REPAIRS/UPGRADE	1450		5000				
FRIENDSHIP/M11-37	NEW WINDOWS	1460		60000				

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² To be completed for the Performance and Evaluation Report.

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Richmond Housing Authority					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	
PHA WIDE- ADMINISTRATION	7/14/14	7/14/14	7/14/16	7/14/16	
CA 10-2 NYSTROM VILLAGE	7/14/14	7/14/14	7/14/16	7/14/16	
CA 10-4 HACIENDA	7/14/14	7/14/14	7/14/16	7/14/16	
CA 10-6 FRIENDSHIP	7/14/14	7/14/14	7/14/16	7/14/16	
CA 10-11 TRIANGLE COURT	7/14/14	7/14/14	7/14/16	7/14/16	
CA 10-13 NEVIN PLAZA	7/14/14	7/14/14	7/14/16	7/14/16	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39S01050109 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2009 FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-11 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	144,627.00	144,627.00	144,627.00	144,627.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	250,000.00	115571.54	31,770.00	31,770.00
8	1440 Site Acquisition				
9	1450 Site Improvement	200,000.00	118612.06	118612.06	118,612.06
10	1460 Dwelling Structures	795,000.00	1,067,458.40	1,067,458.40	1,067,458.40
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	56,642.00	0	0	0
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

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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: CITY OF RICHMOND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39S01050109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009			
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: 12-31-11		<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
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)	1,446,269.00	1,446,269.00	1,446,269.00	1,362,467.46
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				
Signature of Executive Director			Signature of Public Housing Director		
Date			Date		

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.

Part II: Supporting Pages								
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CA39S01050109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
M 09-1	ADMINISTRATION	1410		144627	144627	144627	144627	Complete
M 09-2	A&E SERVICES	1430		250000	19200	19200	19200	Complete
M 09-2.1	CONSTRUCTION CONSULTANT	1430		50000	96,371.54	96,371.54	12570	Underway
M 09-3	REPLACE PATIO FENCES @ FRIENDSHIP MANOR	1450		85000	60636.36	60636.36	60636.36	Complete
M 09-4	SECURITY LIGHTING - PHA WIDE	1450		75000	57975.70	57975.70	57975.70	Not Complete
M 09-4	GENERAL SITE WORK	1450		25000	0	0	0	Not Started
M 09-5	SEWER LINE REPAIRS/UPGRADES	1450		5000	0	0	0	Not Started
M 09-6	REPAIR PARKING LOT GATE @ HACIENDA	1450		10000	0	0	0	Not Started
M 09-7	ROOF REPAIRS @ TRIANGLE COURT - ALL PHASES	1460		325000	810808.40	810808.40	810808.40	Underway
M 09-8	EXTERIOR PAINTING @ TRIANGLE COURT	1460		225000	208650	208650	208650	Complete
M 09-9	INTERIOR PAINTING OF UNITS @ TRIANGLE COURT	1460		75000	0	0	0	Moved
M 09-10	WINDOW REPLACEMENT @ TRIANGLE COURT	1460		100000	0	0	0	Moved
M 09-11	NON-ROUTINE VACANCY PREP	1460		20000	48000	48000	48000	Complete
M 09-12	CENTRALIZED MAILBOXES @ TRIANGLE COURT	1470		56642	0	0	0	Moved

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.

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 III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: CITY OF RICHMOND 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	
PHA WIDE - ADMINISTRATION	3/17/10	3/17/10	3/17/12	3/17/12	
CA 10-2 NYSTROM VILLAGE	3/17/10	3/17/10	3/17/12	3/17/12	
CA 10-4 HACIENDA	3/17/10	3/17/10	3/17/12	3/17/12	
CA 10-6 FRIENDSHIP MANOR	3/17/10	3/17/10	3/17/12	3/17/12	
CA 10-11 TRIANGLE COURT	3/17/10	3/17/10	3/17/12	3/17/12	
CA 10-13 NEVIN PLAZA	3/17/10	3/17/10	3/17/12	3/17/12	

¹ 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: HOUSING AUTHORITY OF THE CITY OF RICHMOND		Grant Type and Number Capital Fund Program Grant No: CA39P01050109 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant Original Annual Statement Reserve for Disasters/Emergencies		Revised Annual Statement (revision no:) Final Performance and Evaluation Report			
XXX Performance and Evaluation Report for Period Ending: 12-31-2011					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
<u>1</u>	<u>Total non-CFP Funds</u>				
2	1406 Operations (may not exceed 20% of line 21) ³	190,777.00	190,777.00	190,777.00	190,777.00
3	1408 Management Improvements	85,000.00	98,018.75	98,018.75	98,018.75
4	1410 Administration (may not exceed 10% of line 21)	95,389.00	95,389.00	95,389.00	95,389.00
5	1411 Audit	2,000.00	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	80,000.00	58,611.40	58,168.90	17,190.44
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00	88,981.25	58,634.38	58,634.38
10	1460 Dwelling Structures	300,000.00	422,111.60	422,111.60	422,111.60
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures	55,723.00	0	0	0
13	1475 Non-dwelling Equipment	45,000.00	0	0	0
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				
	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)	953,889.00	953,889.00	923,099.63	882,121.17
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				

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

Part I: Summary					
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P01050109 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2009 FFY of Grant Approval: 2009
Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) XXX Performance and Evaluation Report for Period Ending: 12-31-11 Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date

Part II: Supporting Pages								
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P01050109 Replacement Housing Factor Grant No:			CFPP (Yes/ No):		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
PHA WIDE M 09-1	OPERATIONS	1406		190777	190777	190777	190777	Complete
M 09-2	NEW COMPUTER SOFTWARE	1408		77610.62	90,629.37	90,629.37	90,629.37	Complete
M 09-3	STAFF TRAINING	1408		0				Not Started
M 09-4	COMPUTER SOFTWARE MAINTENANCE	1408		0				Not Started
M 09-5	MISCELLANOUS MGMT IMPROVEMENTS	1408		7,389.38	7389.38	7,389.38	7,389.38	Complete
M 09-6	ADMINISTRATION	1410		95389	95389	95389	95389	Complete
M 09-7	AUDIT	1411		2000	0	0	0	Not Started
M 09-8	A&E PLANNING FEES/COSTS	1430		80000	58611.40	58168.90	17,190.44	Underway
M 09-9	REAC IMPROVEMENTS – PHA	1450		0				Not Started
M 09-10	WATER/SEWER LINE REPAIRS	1450		50000	48,224.09	17,877.22	17,877.22	Underway
M 09-11	SITE LIGHTING & FIXTURES	1450		20000	0	0	0	Not Started

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: CITY OF RICHMOND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P01050109 Replacement Housing Factor Grant No:			CFFP (Yes/ No):		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
M 09-12	MISCELLANOUS SITE IMPROVEMENTS	1450		30000	40757.16	40757.16	40757.16	Complete
M 09-13	REAC IMPROVEMENTS – PHA WIDE	1460		50000		0	0	Not Started
M 09-14	NON ROUTINE VACANCY PREP – PHA WIDE	1460		200000	217432.34	217432.34	217432.28	Underway
M 09-15	PLUMBING/MECHANICAL/ELECTRICAL SYSTEM REPAIRS – PHA WIDE	1460		25000	0	0	0	Not Started
M 09-16	MECHANICAL SYSTEMS REPAIRS/UPGRADES – PHA WIDE	1460		25000	0	0	0	Not Started
M 09-17	COMMUNITY ROOM UPGRADES – PHA WIDE	1470		20723	0	0	0	Not Started
M 09-18	PAINTING OF COMMON AREAS – PHA WIDE	1470		35000	0	0	0	Not Started
M 09-19	NON-ROUTINE/DEFERRED MAINTENANCE – PHA WIDE	1475		25000	0	0	0	Not Started
M 09-20	NEW COMPUTER HARDWARE & MAINTENANCE EQUIPMENT	1475		20000	0	0	0	Not Started

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:					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	
PHA WIDE MGMT IMPROVEMENTS	9/14/11	9/14/11	9/14/13	9/14/13	
CA 10-2 NYSTROM VILLAGE	9/14/11	9/14/11	9/14/13	9/14/13	
CA 10-4 HACIENDA	9/14/11	9/14/11	9/14/13	9/14/13	
CA 10-6 FRIENDSHIP MANOR	9/14/11	9/14/11	9/14/13	9/14/13	
CA 10-11 TRIANGLE COURT	9/14/11	9/14/11	9/14/13	9/14/13	
CA 10-13 NEVIN PLAZA	9/14/11	9/14/11	9/14/13	9/14/13	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					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	
PHA WIDE	09/14/11	09/14/11	09/14/13	09/14/13	
02 NYSTROM VILLAGE	09/14/11	09/14/11	09/14/13	09/14/13	
04 HACIENDA	09/14/11	09/14/11	09/14/13	09/14/13	
06 FRIENDSHIP MANOR	09/14/11	09/14/11	09/14/13	09/14/13	
11 TRIANGLE COURT	09/14/11	09/14/11	09/14/13	09/14/13	
13 NEVIN PLAZA	09/14/11	09/14/11	09/14/13	09/14/13	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39P010501-11 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2011 FFY of Grant Approval: 2011	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 12-31-11 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	160,736.00		0	0
3	1408 Management Improvements	100,000.00		23,945.66	22,070.66
4	1410 Administration (may not exceed 10% of line 21)	80,368.00		0	0
5	1411 Audit	0			
6	1415 Liquidated Damages	0			
7	1430 Fees and Costs	50,000.00		0	0
8	1440 Site Acquisition	0			
9	1450 Site Improvement	100,000.00		0	0
10	1460 Dwelling Structures	262580.00		4,710.00	4,710.00
11	1465.1 Dwelling Equipment—Nonexpendable	0		0	0
12	1470 Non-dwelling Structures	25,000.00		4,873.75	4,873.75
13	1475 Non-dwelling Equipment	25,000.00		0	0
14	1485 Demolition	0			
15	1492 Moving to Work Demonstration	0			
16	1495.1 Relocation Costs	0			
17	1499 Development Activities ⁴	0			

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.

Part I: Summary					
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: CA39P010501-12 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2011 FFY of Grant Approval: 2011			
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: 12-31-11		<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
18a	1501 Collateralization or Debt Service paid by the PHA	0			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	0			
19	1502 Contingency (may not exceed 8% of line 20)	0			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	803,684.00			
21	Amount of line 20 Related to LBP Activities	0			
22	Amount of line 20 Related to Section 504 Activities	10,000.00			
23	Amount of line 20 Related to Security - Soft Costs	0			
24	Amount of line 20 Related to Security - Hard Costs	20,000.00			
25	Amount of line 20 Related to Energy Conservation Measures	10,000.00			
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

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.

Part II: Supporting Pages								
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CA39P010501-11 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 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	
PHA WIDE/M 11-1	OPERATIONS	1406		160736		0	0	UNDERWAY
PHA WIDE/M 11-2	CONSULTING SERVICES	1408		36000		13656.26	11781.26	UNDERWAY
PHA WIDE/M 11-3	STAFF TRAINING	1408		5000		4102.84	4102.84	UNDERWAY
PHA WIDE/M 11-4	COMPUTER SOFTWARE MAINTENANCE	1408		50000		0	0	TO BEGIN
PHA WIDE/M 11-5	MIS MGMT IMPROVEMENTS	1408		9000		6186.56	6186.56	UNDERWAY
PHA WIDE/M 11-6	ADMINISTRATION	1410		80368		0	0	TO BEGIN
PHA WIDE/M 11-7	AUDIT	1411		0		0	0	MOVED
PHA WIDE/M 11-8	PHYSICAL NEEDS ASSESSMENT	1430		25000		0	0	TO BEGIN
PHA WIDE/M 11-9	UNIT TESTING/INSPECTIONS	1430		20000		0	0	TO BEGIN
PHA WIDE/M 11-10	PHYSICAL NEEDS ASSESSMENT	1430		25000		0	0	TO BEGIN
PHA WIDE/M 11-11	NEW ENVIRONMENTAL REVIEW	1430		25000		0	0	TO BEGIN
PHA WIDE/M 11-12	MISC SITE IMPROVEMENTS	1450		10000		0	0	TO BEGIN
FRIENDSHIP/M11-13	EXTERIOR PAINTING	1460		62580		0	0	TO BEGIN
PHA WIDE/M 11-14	NON-ROUTINE VACANCY PREP	1460		90000		4710	4710	UNDERWAY
PHA WIDE/M 11-15	ROOF REPAIRS/ WEATHER STRIPPING	1460		60000		0	0	TO BEGIN
PHA WIDE/M 11-16	PLUMBING/MECHANICAL/ELECTRICAL SYSTEMS	1460		10000		0	0	TO BEGIN
PHA WIDE/M 11-17	ELEVATOR REPAIRS/PEST CONTROL	1460		40000		0	0	TO BEGIN
PHA WIDE/M 11-18	COMMON AREA UPGRADES	1470		25000		4873.75	4873.75	UNDERWAY
PHA WIDE/M 11-19	DEFERRED MAINTENANCE	1475		10000		0	0	TO BEGIN

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: Richmond Housing Authority				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	
PHA WIDE- ADMINISTRATION	7/14/13	7/14/13	7/14/15	7/14/16	
CA 10-2 NYSTROM VILLAGE	7/14/13	7/14/13	7/14/15	7/14/15	
CA 10-4 HACIENDA	7/14/13	7/14/13	7/14/15	7/14/15	
CA 10-6 FRIENDSHIP	7/14/13	7/14/13	7/14/15	7/14/15	
CA 10-11 TRIANGLE COURT	7/14/13	7/14/13	7/14/15	7/14/15	
CA 10-13 NEVIN PLAZA	7/14/13	7/14/13	7/14/15	7/14/15	

¹ 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: HOUSING AUTHORITY OF THE CITY OF RICHMOND		Grant Type and Number Capital Fund Program Grant No: CA39P01050110 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Xxxx Performance and Evaluation Report for Period Ending 12-31-11		Revised Annual Statement (revision no:) Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
<u>1</u>	<u>Total non-CFP Funds</u>				
2	1406 Operations (may not exceed 20% of line 21) ³	191383.00	191383.00	191383.00	191383.00
3	1408 Management Improvements	155000.00	155000.00	155000.00	155000.00
4	1410 Administration (may not exceed 10% of line 21)	95692.00	95692.00	95692.00	95692.00
5	1411 Audit	2000.00	0	0	0
6	1415 Liquidated Damages	0	0	0	0
7	1430 Fees and Costs	100000.00	0	0	0
8	1440 Site Acquisition	0	0	0	0
9	1450 Site Improvement	59840.00	0	0	0
10	1460 Dwelling Structures	223000.00	514840.00	514840.00	462210.58
11	1465.1 Dwelling Equipment—Nonexpendable	0	0	0	0
12	1470 Non-dwelling Structures	25000.00	0	0	0
13	1475 Non-dwelling Equipment	95000.00	0	0	0
14	1485 Demolition	0	0	0	0
15	1492 Moving to Work Demonstration	0	0	0	0
16	1495.1 Relocation Costs	0	0	0	0
17	1499 Development Activities ⁴	0	0	0	0
18a	1501 Collateralization or Debt Service paid by the PHA	10000	0	0	0
	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)	956915.00	956915.00	956,915.00	904,285.58
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				

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

Part I: Summary					
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P01050110 Replacement Housing Factor Grant No: Date of CFFP: _____			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:) XXX Performance and Evaluation Report for Period Ending: 12-31-11 Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director		Date	Signature of Public Housing Director		Date

Part II: Supporting Pages									
PHA Name: CITY OF RICHMOND HOUSING AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CA39P01050110 Replacement Housing Factor Grant No:			CFPP (Yes/ 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		
M 11-1	OPERATIONS	1406		191383	191383	191383	191383	COMPLETE	
M 11-2	COMPUTER SYSTEM CONVERSION	1408		100000	138981.47	138981.47	138264.27	COMPLETE	
M 11-3	STAFF TRAINING	1408		5000	3645.49	3645.49	3645.49	COMPLETE	
M 11-4	COMPUTER MAINTENANCE	1408		40000	12373.04	12373.04	12373.04	COMPLETE	
M 11-5	MISC MGMT IMPROVEMENTS	1408		10000	0	0	0	NOT STARTED	
M 11-6	ADMINISTRATION	1410		95692	95692	95692	95692	COMPLETE	
M 11-7	AUDIT	1411		2000	0	0	0	MOVED	
M 11-8	A&E PLANNING SERVICES	1430		100000	0	0	0	NOT STARTED	
M 11-9	SITE IMPROVEMENTS	1450		25000	0	0	0	NOT STARTED	
M 11-10	504/ADA/REAC SITE IMPROVEMEN	1450		9840	0	0	0	NOT STARTED	
M 11-11	SEWER/STORM DRAIN REPAIR	1450		15000	0	0	0	NOT STARTED	
M 11-12	LANDSCAPE/FENCE REPAIRS	1450		10000	0	0	0	NOT STARTED	
M 11-13	FIRE ALARM SYSTEM – NEVIN	1450		150000	514840	514840.00	462210.58	UNDERWAY	
M 11-14	VACANCY PREP – NONROUTINE	1460		5000	0	0	0	NOT STARTED	

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: CITY OF RICHMOND HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: CA39P01050110 Replacement Housing Factor Grant No:			CFFP (Yes/ 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	
M 11-15	ROOF REPAIRS	1460		25000	0	0	0	NOT STARTED
M 11-16	PLUMBING/ELECTRICAL SYSTEMS	1460		20000	0	0	0	NOT STARTED
M 11-17	ELEVATOR REPAIRS	1460		35000	0	0	0	NOT STARTED
M 11-18	COMMON AREA UPGRADES	1470		25000	0	0	0	NOT STARTED
M 11-19	DEFERRED MAINT	1475		40000	0	0	0	NOT STARTED
M 11-20	NEW VEHICLES	1475		40000	0	0	0	NOT STARTED
M 11-21	COMPUTER HARDWARE	1475		15000	0	0	0	NOT STARTED
M 11-22	DEBT SERVICE	1501		10000	0	0	0	REMOVED

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:					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	
PHA WIDE MGMT IMPROVEMENTS	7/14/12	7/14/12	7/14/14	7/14/14	
CA 10-2 NYSTROM VILLAGE	7/14/12	7/14/12	7/14/14	7/14/14	
CA 10-4 HACIENDA	7/14/12	7/14/12	7/14/14	7/14/14	
CA 10-6 FRIENDSHIP MANOR	7/14/12	7/14/12	7/14/14	7/14/14	
CA 10-11 TRIANGLE COURT	7/14/12	7/14/12	7/14/14	7/14/14	
CA 10-13 NEVIN PLAZA	7/14/12	7/14/12	7/14/14	7/14/14	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					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	
PHA WIDE	09/14/11	09/14/11	09/14/13	09/14/13	
02 NYSTROM VILLAGE	09/14/11	09/14/11	09/14/13	09/14/13	
04 HACIENDA	09/14/11	09/14/11	09/14/13	09/14/13	
06 FRIENDSHIP MANOR	09/14/11	09/14/11	09/14/13	09/14/13	
11 TRIANGLE COURT	09/14/11	09/14/11	09/14/13	09/14/13	
13 NEVIN PLAZA	09/14/11	09/14/11	09/14/13	09/14/13	

¹ 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.