

PHA 5-Year and Annual Plan

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

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Housing Authority of the City of Richmond</u> PHA Code: <u>IN 009</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2012</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>303</u> Number of HCV units: <u>273</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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.)				
	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: See attached Mission				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attached Goals and Objectives				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to ARRA (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. Plan is available for public inspection at the main Administrative Office of HACR. 58 South 15th St., Richmond, IN.				
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> N/A				
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. 2012 Annual Plan; 2011 Performance and Evaluation Report; 2010 Performance and Evaluation Report; and 2009 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. 2012-2016 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. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan). See attached Housing Needs				
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. See attached Strategy for Addressing Housing Needs				

10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).</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> <p>See attached Additional Information</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) Resident Advisory Board (RAB) comments.

The residents who serve on the Resident Advisory Council had no comments on the HACR Plan this year and are listed as follows:

- Miss Rita Taylor
- Miss Kate Deloney
- Miss Denise Harper
- Mr. Barry Tapp
- Miss Annabelle Oliver
- Miss Annie Ruth Sanders
- Mr. William McDaniel

11.0 (g) Challenged Elements

There were no elements within the HACR annual plan that were challenged by residents, staff, Board of Commissioners or the general public.

See attached Violence Against Women Act (VAWA) Policy

5.1 Mission.

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

5.2 Goals and Objectives.

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

HACR Goal: Expand the supply of assisted housing

Objectives:

- Apply for additional rental vouchers
- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities

HACR Goal: Improve the quality of assisted housing

Objectives:

- Improve public housing management
- Improve voucher management
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units

HACR Goal: Increase assisted housing choices

Objectives:

- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement public housing or other homeownership programs

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

HACR Goal: Provide an improved living environment

Objectives:

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

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

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

Objectives:

- Increase the number and percentage of employed persons in assisted families
- Provide or attract supportive services to improve assistance recipients' employability
- Provide or attract supportive services to increase independence for the elderly or families with disabilities

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

HACR Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

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 Date of CFFP Program Grant No: <u>IN36P009501-12</u>	Replacement Housing Factor Grant No: FFY of Grant: <u>2012</u> FFY of Grant Approval: <u>2012</u>

Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	<input type="checkbox"/> Reserve for Disasters/Emergencies	<input type="checkbox"/> Revised Annual Statement (revision no:)	<input type="checkbox"/> Final Performance and Evaluation Report
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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	79,000.00			
3	1408 Management Improvements	40,860.00			
4	1410 Administration (may not exceed 10% of line 21)	39,627.80			
5	1411 Audit	905.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	20,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	205,535.20			
11	1465.1 Dwelling Equipment—Nonexpendable	6,150.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	4,200.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	396,278.00			
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	30,360.00			
24	Amount of line 20 Related to Security - Hard Costs	4,200.00			
25	Amount of line 20 Related to Energy Conservation Measures	17,150.00			

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:
Housing Authority of the City of Richmond		Capital Fund Date of CFFP Program Grant No: <u>IN36P009501-12</u>		<u>2012</u>
		Replacement Housing Factor Grant No:		FFY of Grant Approval: <u>2012</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
Signature of Executive Director <i>Peret E. Webb</i>		Date <i>4-9-12</i>		Signature of Public Housing Director
				Date

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-12 Replacement Housing Factor Grant No:			CFFP (Yes/ No): 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	
HA Wide	Housing operations	1406	20%	79,000.00				
Operations	Sub total			79,000.00				
Mgt Improvement	A. Community Policing	1408	33%	7,660.00				
AMP #1	B. Security improvements	1408	33%	300.00				
	C. Resident/staff development	1408	33%	2,000.00				
	D. Risk control	1408	33%	200.00				
	Sub total			10,160.00				
Mgt Improvement	A. Community Policing	1408	33%	15,400.00				
AMP #2	B. Security improvements	1408	33%	300.00				
	C. Resident/staff development	1408	33%	3,500.00				
	D. Risk control	1408	33%	200.00				
	Sub total			19,400.00				
Mgt Improvement	A. Community Policing	1408	33%	7,300.00				
AMP #3	B. Security improvements	1408	33%	300.00				
	C. Resident/staff development	1408	33%	3,500.00				
	D. Risk control	1408	33%	200.00				
	Sub total			11,300.00				
Admin Cost								
AMP #1	Partial salary of staff involved in CFP	1410	3%	13,209.26				
AMP #2	Partial salary of staff involved in CFP	1410	3%	13,209.27				
AMP #3	Partial salary of staff involved in CFP	1410	3%	13,209.27				
	Sub total			39,627.80				

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-12 Replacement Housing Factor Grant No:			CFFP (Yes/ No): 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	
Audit								
AMP #1	CFP Audit fees	1411	100%	301.66				
AMP #2	CFP Audit fees	1411	100%	301.67				
AMP #3	CFP Audit fees	1411	100%	301.67				
	Sub total			905.00				
Fees & Cost								
AMP #2	A/E Services	1430	100%	20,000.00				
	Sub total			20,000.00				
AMP # 1	A. Replace DHW heaters	1460	1 EA	5,500.00				
	B. Replace refrigerators	1465.1	4 EA	1,650.00				
	Sub total			7,150.00				
AMP #2	A. Replace kitchen cabinets	1460	100 Units	193,535.20				
	B. Vacancy reduction	1460	1 Unit	1,000.00				
	C. Emergencies	1460	LS	1,000.00				
	D. Replace DHW heaters	1460	7 EA	1,750.00				
	E. Replace appliances	1465.1	4 Pair	2,250.00				
	Sub total			199,535.20				

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: Housing Authority of the City of Richmond IN36P009501-12					Federal FFY of Grant: 2012
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/30/2014		6/30/2016		
AMP #1	6/30/2014		6/30/2016		
AMP #2	6/30/2014		6/30/2016		
AMP #3	6/30/2014		6/30/2016		

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>IN36P009501-11</u>		FFY of Grant: <u>2011</u> FFY of Grant Approval: <u>2011</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: 12/31/2011 <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	87,408.00		87,408.00	87,408.00
3	1408 Management Improvements	40,410.00		7,768.00	7,768.00
4	1410 Administration (may not exceed 10% of line 21)	43,703.98		691.74	691.74
5	1411 Audit	905.00		0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	14,305.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	249,106.02		2,752.00	2,752.00
11	1465.1 Dwelling Equipment—Nonexpendable	1,203.00		0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	437,041.00		98,619.74	98,619.74
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	30,360.00		7,768.00	7,768.00
24	Amount of line 20 Related to Security - Hard Costs	31,300.00			
25	Amount of line 20 Related to Energy Conservation Measures	4,703.00			

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>IN36P009501-11</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2011</u>	
				FFY of Grant Approval: <u>2011</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: 12/31/2011				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	Revised²	Obligated	Expended
Signature of Executive Director <i>Derek E. Webb</i>		Date <i>4-9-12</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-11 Replacement Housing Factor Grant No:			CFPP (Yes/ No): 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	
HA Wide	Housing operations	1406	20%	87,408.00		87,408.00	87,408.00	Completed
Operations	Sub total			87,408.00		87,408.00	87,408.00	
Mgt Improvement	A. Community Policing	1408	33%	10,360.00		2,016.00	2,016.00	19% Complete
AMP #1	B. Security improvements	1408	33%	150.00		0.00	0.00	0% Complete
	C. Resident/staff development	1408	33%	2,000.00		0.00	0.00	0% Complete
	D. Risk control	1408	33%	200.00		0.00	0.00	0% Complete
	Sub total			12,710.00		2,016.00	2,016.00	
Mgt Improvement	A. Community Policing	1408	33%	10,000.00		4,300.00	4,300.00	43% Complete
AMP #2	B. Security improvements	1408	33%	150.00		0.00	0.00	0% Complete
	C. Resident/staff development	1408	33%	3,500.00		0.00	0.00	0% Complete
	D. Risk control	1408	33%	200.00		0.00	0.00	0% Complete
	Sub total			13,850.00		4,300.00	4,300.00	
Mgt Improvement	A. Community Policing	1408	33%	10,000.00		1,452.00	1,452.00	15% Complete
AMP #3	B. Security improvements	1408	33%	150.00		0.00	0.00	0% Complete
	C. Resident/staff development	1408	33%	3,500.00		0.00	0.00	0% Complete
	D. Risk control	1408	33%	200.00		0.00	0.00	0% Complete
	Sub total			13,850.00		1,452.00	1,452.00	
Admin Cost								
AMP #1	Partial salary of staff involved in CFP	1410	3%	14,567.99		230.58	230.58	2% Complete
AMP #2	Partial salary of staff involved in CFP	1410	3%	14,567.99		230.58	230.58	2% Complete
AMP #3	Partial salary of staff involved in CFP	1410	3%	14,568.00		230.58	230.58	2% Complete
	Sub total			43,703.98		691.74	691.74	

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-11 Replacement Housing Factor Grant No:			CFFP (Yes/ No): 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	
Audit								
AMP #1	CFP Audit fees	1411	100%	301.66		0.00	0.00	0% Complete
AMP #2	CFP Audit fees	1411	100%	301.67		0.00	0.00	0% Complete
AMP #3	CFP Audit fees	1411	100%	301.67		0.00	0.00	0% Complete
	Sub total			905.00		0.00	0.00	
Fees & Cost								
AMP #1	A/E Services	1430	100%	1,680.00		0.00	0.00	0% Complete
AMP #2	A/E Services	1430	100%	12,625.00		0.00	0.00	0% Complete
	Sub total			14,305.00		0.00	0.00	
AMP # 1	A. Upgrade entrance access	1460	1 Sys	28,000.00		0.00	0.00	0% Complete
	B. Upgrade security system	1460	1 Sys	3,300.00		0.00	0.00	0% Complete
	C. Vacancy reduction	1460	2 Units	7,000.00		2,752.00	2,752.00	39% Complete
	D. Replace refrigerators	1465.1	4 EA	1.00		0.00	0.00	0% Complete
	Sub total			38,301.00		2,752.00	2,752.00	
AMP #2	A. Replace kitchen cabinets	1460	50 Units	208,306.02		0.00	0.00	0% Complete
	B. Replace DHW heaters	1460	7 EA	1,250.00		0.00	0.00	0% Complete
	C. Replace appliances	1465.1	3 Pair	601.00		0.00	0.00	0% Complete
	Sub total			210,157.02		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: Housing Authority of the City of Richmond IN36P009501-11					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	8/2/2013		8/2/2015		
AMP #1	8/2/2013		8/2/2015		
AMP #2	8/2/2013		8/2/2015		
AMP #3	8/2/2013		8/2/2015		

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.

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 Date of CFFP Program Grant No: <u>IN36P009501-10</u>		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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 3) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <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	102,396.00	102,396.00	102,396.00	102,396.00
3	1408 Management Improvements	44,528.00	44,528.00	38,744.81	38,744.81
4	1410 Administration (may not exceed 10% of line 21)	49,056.60	48,737.16	47,007.17	47,007.17
5	1411 Audit	892.00	873.00	873.00	873.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00	13,599.00	11,399.00	7,916.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	275,000.00	272,598.67	156,564.58	29,262.68
11	1465.1 Dwelling Equipment—Nonexpendable	6,150.00	5,924.00	5,924.00	5,924.00
12	1470 Non-dwelling Structures	22,323.21	22,323.21	7,323.21	7,323.21
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	1.00	1.00	0.00	0.00
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)	1,634.19	1,000.96	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	511,981.00	511,981.00	370,231.77	239,446.87
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	30,000.00	31,428.00	31,428.00	31,428.00
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	287,150.00	286,522.67	14,747.87	14,747.67

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>JN36P009501-10</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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 3)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<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>Peresh E. White</i>		Date <i>4-9-12</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages											
PHA Name: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-10 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				
HA Wide Operations	Housing operations Sub total	1406	20%	102,396.00	102,396.00	102,396.00	102,396.00	Completed			
				102,396.00	102,396.00	102,396.00	102,396.00				
HA Wide Mgt Improvement	A. Community Policing	1408	100%	31,428.00	31,428.00	31,428.00	31,428.00	Completed			
	B. Security improvements	1408	100%	900.00	900.00	0.00	0.00	0% Completed			
	C. Resident/staff development	1408	10%	11,000.00	11,000.00	6,548.50	6,548.50	60% Completed			
	D. Risk control	1408	100%	1,200.00	1,200.00	768.31	768.31	64% Completed			
	Sub total			44,528.00	44,528.00	38,744.81	38,744.81				
HA Wide Admin Cost	Partial salary of staff involved in CFP Sub total	1410	9%	49,056.60	48,737.16	47,007.17	47,007.17	96% Completed			
				49,056.60	48,737.16	47,007.17	47,007.17				
HA Wide Audit	CFP Audit fees Sub total	1411	100%	892.00	873.00	873.00	873.00	Completed			
				892.00	873.00	873.00	873.00				
HA Wide Fees & Cost	A/E Services Sub total	1430	100%	10,000.00	13,599.00	11,399.00	7,916.00	58% Completed			
				10,000.00	13,599.00	11,399.00	7,916.00				

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-10 Replacement Housing Factor Grant No:				CFPP (Yes/ No): No			Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
AMP # 1	A. Upgrade elevator controls	1460	1 Car	55,000.00	28,120.00	0.00	0.00	0% Completed	
	B. Replace central DHW heater	1460	1 EA	5,500.00	5,323.67	5,323.67	5,323.65	Completed	
	C. Emergencies	1460	LS	1,000.00	1,000.00	0.00	0.00	0% Completed	
	D. Vacancy reduction	1460	6 Units	6,000.00	6,000.00	6,000.00	6,000.00	Completed	
	E. Replace refrigerators	1465.1	3 EA	1,650.00	1,424.00	1,424.00	1,424.00	Completed	
	F. Relocation cost	1495.1	LS	1.00	1.00	0.00	0.00	0% Completed	
	Sub total			69,151.00	41,868.67	12,747.67	12,747.65		
AMP #2	A. Replace roof shingles	1460	13 Bldg	200,000.00	226,655.00	141,740.91	14,439.03	6% Completed	
	B. Replace DHW heaters	1460	6 EA	1,750.00	1,750.00	1,750.00	1,750.00	Completed	
	C. Emergencies	1460	LS	1,000.00	1,000.00	0.00	0.00	0% Completed	
	D. Vacancy reduction	1460	1 Unit	1,000.00	0.00	0.00	0.00	Delete	
	E. Replace appliances	1465.1	3 Pair	2,250.00	2,250.00	2,250.00	2,250.00	Completed	
	F. Replace community bldg roofs	1470	2 Bldg	15,000.00	15,000.00	0.00	0.00	0% Completed	
	Sub total			221,000.00	246,655.00	145,740.91	18,439.03		
HA Wide	Replace maintenance building roof	1470	1 Bldg	7,323.21	7,323.21	7,323.21	7,323.21	Completed	
Non dwelling Structures	Sub total			7,323.21	7,323.21	7,323.21	7,323.21		

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-10 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	
AMP # 3	A. Replace DHW heater	1460	5 EA	1,750.00	1,750.00	1,750.00	1,750.00	Completed
	B. Emergencies	1460	LS	1,000.00	1,000.00	0.00	0.00	0% Completed
	C. Vacancy reduction	1460	1 Unit	1,000.00	0.00	0.00	0.00	Delete
	D. Replace appliances	1465.1	3 Pair	2,250.00	2,250.00	2,250.00	2,250.00	Completed
	Sub total			6,000.00	5,000.00	4,000.00	4,000.00	
HA Wide	Contingency funding	1502	2%	1,634.19	1,000.96	0.00	0.00	0% Completed
Contingency	Sub total			1,634.19	1,000.96	0.00	0.00	
	Grand Total			511,981.00	511,981.00	370,231.77	239,446.87	

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: Housing Authority of the City of Richmond IN36P009501-10					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	6/30/2012		6/30/2014		
AMP #1	6/30/2012		6/30/2014		
AMP #2	6/30/2012		6/30/2014		
AMP #3	6/30/2012		6/30/2014		

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

Part I: Summary					
PHA Name: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>IN36P009501-09</u>		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 7) <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	102,566.00	102,566.00	102,566.00	102,566.00
3	1408 Management Improvements	62,430.98	61,793.95	60,466.07	60,466.07
4	1410 Administration (may not exceed 10% of line 21)	48,255.88	48,282.52	32,705.68	32,705.68
5	1411 Audit	892.00	892.00	892.00	892.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,108.87	10,108.87	10,108.87	10,108.87
8	1440 Site Acquisition	2,500.00	4,767.50	2,167.50	1,317.50
9	1450 Site Improvement	6,000.00	10,218.78	0.00	0.00
10	1460 Dwelling Structures	270,036.81	264,638.38	264,026.55	208,811.84
11	1465.1 Dwelling Equipment—Nonexpendable	9,566.00	9,566.00	9,566.00	9,566.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	1.00	0.00	0.00	0.00
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)	476.46	0.00	0.00	0.00
20	Amount of Annual Grant: (sum of lines 2-19)	512,834.00	512,834.00	482,498.67	426,433.96
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities	1,112.00	1,158.35	1,158.35	1,158.35
23	Amount of line 20 Related to Security - Soft Costs	31,428.00	31,032.00	31,032.00	31,032.00
24	Amount of line 20 Related to Security - Hard Costs	1,112.00	35,107.80	35,107.80	31,736.09
25	Amount of line 20 Related to Energy Conservation Measures	246,609.39	251,030.55	251,030.55	76,339.45

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>IN36P009501-09</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 checked="" type="checkbox"/> Revised Annual Statement (revision no: 7)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2011		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	Revised²	Obligated	Expended
Signature of Executive Director <i>Derek E. Webb</i>		Date <i>4-8-12</i>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-09 Replacement Housing Factor Grant No:			CFPP (Yes/ No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ²	
HA Wide Operations	Housing operations Sub total	1406	20%	102,566.00	102,566.00	102,566.00	102,566.00	Completed
				102,566.00	102,566.00	102,566.00	102,566.00	
HA Wide Mgt Improvement	A. Community Policing	1408	100%	31,428.00	31,032.00	31,032.00	31,032.00	Completed
	B. Security improvements	1408	100%	900.00	900.00	900.00	900.00	6% Completed
	C. Resident/staff development	1408	10%	11,000.00	10,866.56	10,866.56	10,866.56	67% Completed
	D. Risk control	1408	100%	19,102.98	18,995.39	17,667.51	17,667.51	93% Completed
	Sub total			62,430.98	61,793.95	60,466.07	60,466.07	
HA Wide Admin Cost	Partial salary of staff involved in CFP Sub total	1410	9%	48,255.88	48,282.52	32,705.68	32,705.68	68% Completed
				48,255.88	48,282.52	32,705.68	32,705.68	
HA Wide Audit	CFP Audit fees Sub total	1411	100%	892.00	892.00	892.00	892.00	Completed
				892.00	892.00	892.00	892.00	
HA Wide Fees & Cost	A/E Services Sub total	1430	100%	10,108.87	10,108.87	10,108.87	10,108.87	Completed
				10,108.87	10,108.87	10,108.87	10,108.87	

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-09 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	
AMP # 1	A. Replace HVAC units	1460	104 Units	204,381.15	205,078.87	204,766.87	167,045.72	81% Completed
Henderson	B. Replace hallway lighting	1460	1 Bldg	25,628.85	33,373.06	33,192.60	29,820.89	89% Completed
	C. Replace refrigerators	1465.1	3 EA	1,350.00	1,350.00	1,350.00	1,350.00	Completed
	D. Install low-flow toilets	1460	104 EA	1,600.00	0.00	0.00	0.00	Delete
	E. Emergencies	1460	LS	1,183.42	1,183.42	1,183.42	1,183.42	Completed
	F. Vacancy reduction	1460	2 Units	6,509.86	6,509.86	6,509.86	6,509.86	Completed
	G. Upgrade freight elevator	1460	1 Car	23,800.00	14,121.85	14,121.85	0.00	0% Completed
	Sub total			264,453.28	261,617.06	261,124.60	205,909.89	
AMP #2	A. Replace sidewalks	1450	700 SF	0.00	4,218.78	0.00	0.00	0% Completed
Southview/Geier	B. Emergencies	1460	LS	0.00	0.00	0.00	0.00	Delete
	C. Vacancy reduction	1460	1 Unit	490.14	490.24	370.87	370.87	76% Completed
	D. Replace DHW heaters	1460	5 EA	1,441.20	1,441.20	1,441.20	1,441.20	Completed
	E. Replace appliances	1465.1	5 Pair	4,108.00	4,108.00	4,108.00	4,108.00	Completed
	F. Install low-flow toilets	1460	100 EA	1,281.15	0.00	0.00	0.00	Delete
	Sub total			7,320.49	10,258.22	5,920.07	5,920.07	

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: Housing Authority of the City of Richmond		Grant Type and Number Capital Fund Program Grant No: IN36P009501-09 Replacement Housing Factor Grant No:			CFFP (Yes/ No): 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	
AMP # 3 Smith	A. Purchase property	1440	LS	2,500.00	4,767.50	2,167.50	1,317.50	28% Completed
	B. Tree removal	1450	10 EA	6,000.00	6,000.00	0.00	0.00	0% Completed
	C. Vacancy reduction	1460	1 Unit	1,000.00	1,000.00	1,000.00	1,000.00	Completed
	D. Replace DHW heater	1460	4 EA	1,439.88	1,439.88	1,439.88	1,439.88	Completed
	E. Replace appliances	1465.1	5 Pair	4,108.00	4,108.00	4,108.00	4,108.00	Completed
	F. Resident relocation	1495	LS	1.00	0.00	0.00	0.00	Delete
	G. Install low-flow toilets	1460	100 EA	1,281.16	0.00	0.00	0.00	Delete
	Sub total			16,330.04	17,315.38	8,715.38	7,865.38	
HA Wide Contingency	Contingency funding	1502		476.46	0.00	0.00	0.00	Delete
	Sub total			476.46	0.00	0.00	0.00	
	Grand Total			512,834.00	512,834.00	482,498.67	426,433.96	

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: Housing Authority of the City of Richmond IN36P009501-09					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	6/30/2011		6/30/2013		
AMP #1 Henderson	6/30/2011		6/30/2013		
AMP #2 Southview/Geier	6/30/2011		6/30/2013		
AMP #3 Smith	6/30/2011		6/30/2013		

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.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2012

Part I: Summary						
PHA Name/Number Housing Authority of the City of Richmond/IN 009		Locality (City/County & State) Richmond/Wayne County/Indiana			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
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
B.	Physical Improvements Subtotal	Annual Statement	215,885.20	215,885.20	215,885.20	215,885.20
C.	Management Improvements		40,860.00	40,860.00	40,860.00	40,860.00
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		39,627.80	39,627.80	39,627.80	39,627.80
F.	Other		20,905.00	20,905.00	20,905.00	20,905.00
G.	Operations		79,000.00	79,000.00	79,000.00	79,000.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		396,278.00	396,278.00	396,278.00	396,278.00
L.	Total Non-CFP Funds					
M.	Grand Total		396,278.00	396,278.00	396,278.00	396,278.00

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)

PHA Name/Number Housing Authority of the City of Richmond/IN 009		Locality (City/County & State) Richmond/Wayne County/Indiana			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 2	
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
		Annual Statement				
	IN 09-1, Henderson AMP #1					
	IN 09-2, Southview AMP #2		190,885.20			
	IN 09-3 Geier AMP #2		25,000.00			
	IN 09-4, Smith AMP #3			215,885.20	215,885.20	215,885.20
	PHA-Wide Non-dwelling Structures and Equipment					

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015			Work Statement for Year: 5 FFY 2016		
	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 Annual Statement	IN 09-4, Smith AMP #3			IN 09-4, Smith AMP #3		
	Continue building roofing	LS	215,885.20	Complete building reroofing	LS	215,885.20
	Subtotal		215,885.20	Subtotal		215,885.20
		Subtotal of Estimated Cost		\$215,885.20	Subtotal of Estimated Cost	

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 Annual Statement	HA Wide Operations		HA Wide Operations	
	Housing operations	79,000.00	Housing operations	79,000.00
	Subtotal	79,000.00	Subtotal	79,000.00
	HA Wide Management Improvements		HA Wide Management Improvements	
	A. Community Policing	30,360.00	A. Community Policing	30,360.00
	B. Security improvements	900.00	B. Security improvements	900.00
	C. Staff/resident training	9,000.00	C. Staff/resident training	9,000.00
	D. Risk training	600.00	D. Risk training	600.00
	Subtotal	40,860.00	Subtotal	40,860.00
	HA Wide Admin Cost		HA Wide Admin Cost	
	Partial salary of staff involved in CFP	39,627.80	Partial salary of staff involved in CFP	39,627.80
	Subtotal	39,627.80	Subtotal	39,627.80
	HA Wide Audit		HA Wide Audit	
	CFP Auditing fees	905.00	CFP Auditing fees	905.00
	Subtotal	905.00	Subtotal	905.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A/E Services	20,000.00	A/E Services	20,000.00
	Subtotal	20,000.00	Subtotal	20,000.00
	Subtotal of Estimated Cost	\$180,392.80	Subtotal of Estimated Cost	\$180,392.80

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2012	Work Statement for Year 4 FFY 2015		Work Statement for Year: 5 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 Annual Statement	HA Wide Operations		HA Wide Operations	
	Housing operations	79,000.00	Housing operations	79,000.00
	Subtotal	79,000.00	Subtotal	79,000.00
	HA Wide Management Improvements		HA Wide Management Improvements	
	A. Community Policing	30,360.00	A. Community Policing	30,360.00
	B. Security improvements	900.00	B. Security improvements	900.00
	C. Staff/resident training	9,000.00	C. Staff/resident training	9,000.00
	D. Risk training	600.00	D. Risk training	600.00
	Subtotal	40,860.00	Subtotal	40,860.00
	HA Wide Admin Cost		HA Wide Admin Cost	
	Partial salary of staff involved in CFP	39,627.80	Partial salary of staff involved in CFP	39,627.80
	Subtotal	39,627.80	Subtotal	39,627.80
	HA Wide Audit		HA Wide Audit	
	CFP Auditing fees	905.00	CFP Auditing fees	905.00
	Subtotal	905.00	Subtotal	905.00
	HA Wide Fees & Cost		HA Wide Fees & Cost	
	A/E Services	20,000.00	A/E Services	20,000.00
	Subtotal	20,000.00	Subtotal	20,000.00
	Subtotal of Estimated Cost	\$180,392.80	Subtotal of Estimated Cost	\$180,392.80

9.0 Housing Needs

Housing Needs of Families on the Public Housing Waiting List

The waiting list is open.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	308		71
Extremely low income (<=30% AMI)	268	87	
Very low income (>30% but <=50% AMI)	35	11	
Low income (>50% but <80% AMI)	5	2	
Families with children	249	81	
Elderly families	34	11	
Families with Disabilities	25	8	
Race/ethnicity Black	70	23	
Race/ethnicity Hispanic	8	2.5	
Race/ethnicity White	228	74	
Race/ethnicity Asian	2	.5	
Characteristics by Bedroom Size			
1 Bedroom	15	5	9
2 Bedroom	142	46	27
3 Bedroom	147	47.75	32
4 Bedroom	3	1	2
5 Bedroom	1	.25	1

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

The waiting list has been closed for 48 months, and will reopen in May during this plan year.

	Number of families	Percent of total families	Annual Turnover
Waiting list total	30		24
Extremely low income (<=30% AMI)	27	90	
Very low income (>30% but <=50% AMI)	3	10	
Low income (>50% but <80% AMI)	0		
Families with children	24	80	
Elderly families	4	16	
Families with Disabilities	2	4	
Race/ethnicity Black	19	64	
Race/ethnicity Hispanic	8	27	
Race/ethnicity White	3	9	

9.1 Strategy for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the HACR 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
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the HACR, regardless of unit size required
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

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

- Apply for additional section 8 units should they become available
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.

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

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

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- 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: The Elderly

Strategy: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy: Target available assistance to Families with Disabilities:

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

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

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

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

Strategy 2: Conduct activities to affirmatively further fair housing

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

Reasons for Selecting Strategies

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

- Funding and staffing constraints
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the HACR
- Influence of the housing market on HACR programs
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups

10.0 Additional Information.

(a) Progress in Meeting Mission and Goals.

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.

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

Capital funds have been utilized to provide modernization of our property and our FY 2012 application will continue that effort.

PHA has implemented local preferences to improve the living environment in addition to our modernization efforts

The implementation of a family pet policy has provided the opportunity for residents to enjoy pets within a regulated environment. In addition, PHA did reinstate its Community Service program beginning October 2003 and this action has been discussed with residents and each adult member of every household explaining that the status of community service on their recertification.

We are confident that the PHA will be able to continue to meet and accommodate all our goals and objectives for FY 2012.

(b) Significant Amendment and Substantial Deviation/Modification.

A. Substantial Deviation from the 5-year Plan:

The Housing Authority of the City of Richmond's (HACR) Definition of Substantial Deviation and Significant Amendment or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

B. Significant Amendment or Modification to the Annual Plan:

The Housing Authority of the City of Richmond's (HACR) Definition of Substantial Deviation and Significant Amendment or Modification are as follows:

- changes to rent or admissions policies or organization of the waiting list;
- additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and
- any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.

Violence Against Women Act (VAWA) Policy

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

1.0 Purpose

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

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting HACR to respond appropriately to the violence while maintaining a safe environment for HACR, employees, tenants, applicants, Section 8 participants, program participants and others.

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

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

2.0 Definitions

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that HACR will not enter information provided to HACR by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4
- 2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.

- 2.3 Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Indiana, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Indiana. 42 U.S.C. §1437d(u)(3)(B), § 13925.
- 2.4 Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C. § 1437d(u)(3)(D), § 13925.
- 2.5 Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.
- 2.6 Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.
- 2.7 Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.
- 2.8 Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by HACR.

3.0 Certification and Confidentiality

3.1 Failure to Provide Certification Under 3.2 and 3.3

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

3.2 HUD Approved Certification

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

3.3 Confirmation of Certification

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

3.4 Confidentiality

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

- (a) the victim request or consents to the disclosure in writing;
- (b) the disclosure is required for:
 - (i) eviction from public housing under 42 U.S.C. §1437 l(5)&(6)(See Section 4 in this Policy)
 - (ii) termination of Section 8 assistance under 42 U.S.C. §1437f(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f (o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20)(See Section 4 in this Policy); or (c) the disclosure is required by applicable law.

4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy

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

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

- 4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, HACR, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of HACR, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.
- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits HACR, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However HACR, owner or manager may not hold a victim to a more demanding standard.
- 4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits HACR, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the HACR, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- 4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits HACR, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.
- 4.9 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) is a victim under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

5.0 Actions Against a Perpetrator

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

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

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

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

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

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

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

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

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

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

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

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

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

9.0 Reporting Requirements

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

10.0 Conflict and Scope

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

11.0 Amendment

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