

1.0	PHA Information PHA Name: <u>Chesapeake Redevelopment and Housing Authority</u> PHA Code <u>VA012</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2012</u>																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>467</u> Number of HCV units: <u>1379</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.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 8%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 15%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 24%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 12%;">PH</th> <th style="width: 12%;">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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PHA 1:																											
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PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: <ol style="list-style-type: none"> 1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures: <i>CRHA amended the Administrative Plan for the Housing Choice Voucher (HCV) program</i> 2. Financial Resources: <i>current submission update</i> <p>[24 CFR Part 903.7 9(b)] List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operation, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services, or other.</p>																										

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY2012 grants)		
a) Public Housing Operating Fund	1,613,469	
b) Public Housing Capital Fund	699,664	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	12,455,353	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and self-Sufficiency Grants (ROSS)	190,178	
h) Community Development Block Grant	719,497	<i>Other (Housing/Non-Housing Community Development, Admin.)</i>
i) HOME	608,740	<i>Other (Homeownership, Rehab/Development, Down Payment Assistance, Admin. Operating Expense)</i>
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only)		
2009 Capital Funds	49,744	<i>Public Housing Capital Improvements</i>
2010 Capital Funds	678,917	<i>Public Housing Capital Improvements</i>
2011 Capital Funds	699,664	<i>Public Housing Capital Improvements</i>
3. Public Housing Dwelling Rental income		
	1,073,297	<i>Public Housing Operations</i>
4. Other Income (list below)		
	130,634	<i>Public Housing Operations</i>
- Excess Utilities	59,500	
- Interest on Investments	4,670	
- Late Charges	26,250	
- Damage Charges	13,404	
- Other: Laundry Services, Day Care Rent	13,110	
- Legal Fees	13,700	
5. Non-Federal Sources (list below)		
Total Resources	18,919,157	

6.0

3. Rent Determination: *no change; ACOP*
4. Operations and Management: *no change; ACOP*
5. Grievance Procedures: *no change; ACOP*
6. Designated Housing for Elderly and Disabled Families: *no change*
7. Community Service and Self-Sufficiency: *no change; ACOP*
8. Safety and Crime Prevention: *no change*
9. Pets: *no change; ACOP*
10. Civil Rights Certification: *no change*
11. Fiscal Year Audit: *most recent fiscal year audit-attachment*
12. Asset Management: *no change*
13. Violence Against Women Act (VAWA): *no change; ACOP*

6.0	<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> <p><i>Chesapeake Redevelopment and Housing Authority web-site, www.crhava.org</i> <i>Central Office-1468 S. Military Highway, Chesapeake, VA 23320</i> <i>Broadlawn Park Management Office-1745 Acorn Street, Chesapeake, VA 23324</i> <i>MacDonald Manor Management Office-1331 MacDonald Road, Chesapeake, VA 23325</i> <i>Owens Village Management Office-700 Geneva Avenue, Chesapeake, VA 23323</i> <i>Peaceful Village Management Office-3001 Welcome Road, Chesapeake, VA 23324</i></p>
7.0	<p>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></p> <p>a. HOPE VI: <i>HOPE VI awards were announced by HUD on May 23, 2011. Chesapeake Redevelopment and Housing Authority did not receive an award.</i></p> <p><i>CRHA may pursue a HOPE VI Revitalization grant for Broadlawn Park in the event Congress restores funding for the program. In the event HOPE VI funding is not restored, CRHA will evaluate Broadlawn Park's demographics and the requirements for HUD's newest revitalization grant, the Choice Neighborhood Initiative for possible submission. CRHA will also explore alternative resources for development of the site.</i></p> <p><i>CRHA will develop a conceptual site layout of MacDonald Manor that may involve a phased demolition of portions of the property. CRHA will also explore alternative funding options for replacement of any housing removed from its Annual Contributions Contract.</i></p> <p>b. Demolition and Disposition c. N/A d. Homeownership <i>Chesapeake Redevelopment and Housing Authority plans to continue its Housing Choice Voucher (HCV) Homeownership Program which was adopted on August 27, 2008.</i></p> <p>e. Project-based Vouchers: <i>In a 2008 joint homeless initiative involving the Cities and Housing Authorities/Agencies of Norfolk, VA, Portsmouth, VA, Virginia Beach, VA, and Chesapeake, VA, the Chesapeake Redevelopment and Housing Authority converted three tenant-based vouchers to project based vouchers in support of the Cloverleaf Single Room Occupancy (SRO) facility in Virginia Beach, VA. The four cities have completed a similar project in Portsmouth (6 CRHA vouchers), which became operational in November 2010 and are committed to the Chesapeake SRO, Heron's Landing planned to open in mid 2012. CRHA has committed 35 vouchers for this project.</i></p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</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.</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.</p>
8.3	<p>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.</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>

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

- Section 8 tenant based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site Based or sub jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1189	100%	
Extremely low income <=30% AMI	1151	96.8%	
Very low income (>30% but <=50% AMI)	31	2.6%	
Low income (>50% but <80% AMI)	7	<.6%	
Families with children	734	61.7%	
Elderly families	6	<.5%	
Families with Disabilities	74	6.2%	
White	96	8.1%	
Black/African American	1086	91.3%	
American Indian/Alaska Native	2	<.2%	
Asian	3	<.3%	
Native Hawaiian/Other Pacific Islander	1	<.1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	385	32.4%	
2BR	541	45.5%	
3BR	229	19.3%	
4BR	34	2.8%	
5BR	N/A	N/A	
5+BR	N/A	N/A	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (#of months)? 3 months

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.0

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

	# of families	% of total families	Annual Turnover
Waiting list total	2987	100%	
Extremely low income <=30% AMI	2817	94.3%	
Very low income (>30% but <=50% AMI)	161	5.4%	
Low income (>50% but <80% AMI)	9	.3%	
Families with children	906	30.3%	
Elderly families	230	7.7%	
Family with Disabilities	278	9.3%	
White	112	3.7%	
Black/African American	2856	95.6%	
American Indian/Alaska Native	4	<1%	
Asian	13	<1%	
Native Hawaiian/Other Pacific Islander	2	<1%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<i>N/A</i>	<i>N/A</i>	
2BR	<i>N/A</i>	<i>N/A</i>	
3BR	<i>N/A</i>	<i>N/A</i>	
4BR	<i>N/A</i>	<i>N/A</i>	
5BR	<i>N/A</i>	<i>N/A</i>	
5+BR	<i>N/A</i>	<i>N/A</i>	

Is the waiting list closed (select one)? No Yes

If yes:

How long has it been closed (#of months)? **56 months**

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.1

Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families 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.**

Additional Information. Describe the following, as well as any additional information HUD has requested.

(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.

1. Encourage and Create Homeownership Opportunities

a. expand homeownership opportunities

Under the Neighborhood Stabilization Program, CRHA acquired, rehabbed and transferred nine (9) single family residences to first time homebuyers at 120% AMFI and below.

b. continue to develop workforce housing homeownership opportunities

c. increase minority homeownership

During this reporting period, seven (7) households received downpayment/closing cost assistance to purchase their first home. The income level of four (4) households was (31-50% AMFI) and the remaining three (3) households were (51-80% AMFI); five (5) were single female heads of household; two (2) heads of household were male; six (6) were African Americans; one (1) was African American and White. Chesapeake HOME Inc. (CHI), a certified CHDO, developed and transferred two (2) single family residential units to HOME eligible families during the reporting period. One family was an African American single head of household with 3 children. The other family was an African American married couple with 3 children. Both families were 80% and below AMFI.

d. expand HCV homeownership voucher program.

The HCV, Resident Services, and Community Development departments held monthly homeownership, credit improvement, and money management classes for current HCV participants.

e. help HUD-assisted renters become homeowners

After a successful first year in 2010, with twelve individuals, graduating from the Homebuyer's Club, the program has continued with a second year. Following the successful completion of the course, seven (7) participants were pre-approved for a HOME loan, and five (5) have since purchased homes. The Homebuyer's Club, a partnership between CRHA, VHDA, and Catholic Charities, provides a 15-month education and training program for public housing residents and housing choice voucher program participants to position themselves to qualify for, and work toward homeownership.

CRHA has designed the Downpayment Assistance program to give priority in applying for financial assistance under this program to HCV and public housing residents, interested in becoming homebuyers,

10.0

2. Promote Decent Affordable Housing

a. expand access to and availability of decent, affordable rental housing.

b. improve the management accountability and physical quality of public and assisted housing

c. improve housing opportunities for the elderly and persons with disabilities

For the three objectives above, a landlord meeting was held on November 20, 2010. Seventeen new landlords were added to the program as a result of outreach efforts.

3. Promote Self-Sufficiency for Residents

a. continue programs that foster economic growth

CRHA has formed a Section 3 Committee and has been working diligently to design and coordinate the efforts under Section 3, including resident outreach, trainings, and working hand-in-hand with contractors to educate them on the Section 3 requirements, and help them comply. CRHA staff directed economic opportunities for five (5) Section 3 contractors, who hired fifteen (15) Section 3 clients. 75% of the clients completed the contract with the employer while seven (7) other Section 3 clients were placed with Section 3 employer, for a total of twenty-three (23) Section 3 clients placed on jobs.

b. promote initiatives that encourage healthy living and lifestyle

CRHA, in partnership with the City of Chesapeake Health department, holds screenings and educational training throughout the year and at the Annual Empowerment Conference.

CRHA is developing a "Clean Air/Non Smoking policy" to be phased in, beginning with the Schooner Cove public housing community upon completion of substantial renovation.

c. maintain and create new partnerships and resources within the community to assist residents achieve self-sufficiency

CRHA maintains a list of eighty (80) community partners who together, have donated over \$700,000 of in-kind services since 2007.

d. continue and pursue new initiatives and youth programs to encourage young residents to succeed in school

Over the last four years, CRHA has partnered with the Work Force Development Program to provide In-School Jobs program. After school tutorial programs are held at the YMCA, and students get to swim after homework

is complete. In home counseling and mentoring is performed by Resident Services staff and partners as needed.

e. provide residents access to new technology and systems

CRHA regularly holds or sponsors classes and makes computers and technology available to residents. CRHA assists clients in resolving barriers in order to obtain employment or attend school, coordinating and collaborating with other agencies to provide the residents with empowerment events that give families the skills and experience to enable them to obtain employment and to earn a living wage. The Resident Services department provides services that may include: child care, transportation, education, job training/employment counseling, substance abuse, household skills training, and home ownership training. Resident Services staff and partners offer financial training and individual counseling and mentoring as needed.

4. Strengthen Communities

a. enhance sustainability of communities by revitalizing residential developments

CRHA was awarded a \$3.3 million dollar grant to substantially rehabilitate the Schooner Cove Public housing community following green initiative guidelines. Renovations are underway.

b. create and improve quality of affordable housing

CRHA supported tax-credit applications for four private affordable multi-family housing communities. The tax credits will be utilized for extensive rehabilitation of the communities with proposed rental rates conducive for HCV program participants.

c. develop mixed-income/mixed-use communities

d. support the use of non-profits such as Community Development Corporation (CDC), CHDO's and Community Development Finance Institution (CDFI) to address affordable housing needs

CRHA continues to work with, support, and offer guidance to Chesapeake HOME, Inc. to create affordable homeownership opportunities in the City. CHI acquired, rehabbed and transferred 2 single family units during PY 2010 and is currently reconstructing a 3rd unit. CRHA has also provided CHDO certification technical assistance to Habitat South Hampton Roads and the Virginia Beach Community Development Corporation.

10.0

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

Substantial deviations or significant amendments or modifications are defined as follows:

a) Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

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

Exceptions to these items will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by CRHA.

11.0

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.

(a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)

(b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)

(c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)

(d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)

(e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (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, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)

(i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

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:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

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.

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.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: 1) development name and number; 2) designation type; 3) application status; 4) date the designation was approved, submitted, or planned for submission, and; 5) the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: (1) Any programs relating to services and amenities provided or offered to assisted families; (2) Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; (3) How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a 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: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

(c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Annual Statement of Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program**

Part I: Summary
PHA Name: Chesapeake Redevelopment and Housing Authority
Grant Type and Number: Capital Fund Program Grant No. VA36P01250109
Date of CFFP: _____
FFY of Grant: 2009
FFY of Grant Approval: _____
Replacement Housing Factor Grant No: _____

Line No.	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/11	Reserved for Disasters/Emergencies Summary by Development Account	Revised Annual Statement/Revision Number			Total Actual Cost	
			Original	Revised	Obligated	Expended	
1		Total non-Capital Funds	0.00				
2		1406 Operating Expenses (may not exceed 20% of line 20)	164,776.00	164,776.00	164,776.00	164,776.00	164,776.00
3		1408 Management Improvements	84,500.00	83,060.03	54,230.27	54,230.27	54,230.27
4		1410 Administration (may not exceed 10% of line 20)	82,388.00	82,388.00	65,801.00	65,801.00	65,801.00
5		1411 Audit	0.00	0.00			
6		1415 Liquidated Damages	0.00	0.00			
7		1430 Fees and Costs	95,797.00	75,405.81	72,537.32	30,008.35	
8		1440 Site Acquisition	0.00	0.00			
9		1450 Site Improvement	5,500.00	7,996.25	7,996.25	7,996.25	7,996.25
10		1460 Dwelling Structures	385,320.00	404,643.41	403,390.29	327,938.06	
11		1465.1 Dwelling Equipment-Nonexpendable	0.00	0.00			
12		1470 Non-dwelling Structures	5,600.00	5,596.50	5,596.50	5,596.50	5,596.50
13		1475 Non-dwelling Equipment	0.00	0.00			
14		1485 Demolition	0.00	0.00			
15		1492 Moving to Work Demonstration	0.00	0.00			
16		1495.1 Relocation Costs	0.00	0.00			
17		1499 Development Activities	0.00	0.00			
18a		1501 Collateralization or Debt Service paid by the PHA	0.00	0.00			
18b		9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00			
19		1502 Contingency (may not exceed 5% of line 20)	0.00	0.00			
20		Amount of Annual Grant (sums of lines 2-19)	\$823,881.00	\$823,881.00	\$774,136.63	\$656,146.43	
21		Amount of line 20 Related to LBP Activities	0.00	0.00			
22		Amount of Line 20 Related to Section 504 Compliance	0.00	0.00			
23		Amount of Line 20 Related to Security - Soft Costs	0.00	0.00			
24		Amount of Line 20 Related to Security - Hard Costs	0.00	0.00			
25		Amount of Line 20 Related to Energy Conservation Measures	0.00	0.00			

Annual Statement / Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program
Part II: Supporting Pages

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number: Capital Fund Program Grant No. VA36S01250109 Replacement Housing Factor Grant No.	CFPP (Year No)		Status of Work	
			Original	Revised 1		
		Quantity	Total Estimated Cost	Funds Obligated 2	Total Actual Cost:	
		Development Account No.		Funds Expended 2		
HA-Wide	Operations:	1406	164,776.00	164,776.00	164,776.00	Completed
	Subtotal 1406		\$164,776.00	\$164,776.00	\$164,776.00	
	Total 1406		\$164,776.00	\$164,776.00	\$164,776.00	
HA-Wide	Management Improvements:	1408				
	A. Partial Salaries for Resident Services Staff		50,204.29	50,204.29	50,204.29	Completed
	B. Resident Services Programs		10,000.00	8,375.74	3,490.88	On going expenses
	C. Staff Training		4,500.00	4,500.00	0.00	No activity to date
	D. Software Upgrade		20,000.00	20,000.00	535.00	On going expenses
	Subtotal 1408		\$84,500.00	\$83,080.03	\$54,230.27	
	Total 1408		\$84,500.00	\$83,080.03	\$54,230.27	
HA-Wide	Administration:	1410				
	A. Partial Salaries for CRHA Staff Involved in CFP		82,388.00	82,388.00	65,601.00	On going expenses
	Subtotal 1410		\$82,388.00	\$82,388.00	\$65,601.00	
	Total 1410		\$82,388.00	\$82,388.00	\$65,601.00	
HA-Wide	Fees and Costs:	1430				
	A. Fees associated with A/E Design Services and		95,797.00	75,400.81	51,565.48	On going expenses
	B. CFP Inspector		0.00	0.00	20,971.84	Completed
	Subtotal 1430		\$95,797.00	\$75,400.81	\$72,537.32	
	Total 1430		\$	\$ 75,400.81	\$ 72,537.32	\$ 30,008.35

**Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program
Part II: Supporting Pages**

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		
PHA Name: Chesapeake Redevelopment and Housing Authority							
Grant Type and Number: Capital Fund Program Grant No. VA36S01250109							
Replacement Housing Factor Grant No. CFFP (Year) No							
Federal FFY of Grant 2009							
VA012000002 MacDonald Manor	Site Improvements : Concrete Repairs/Improvements	1450	LS	5,500.00 \$5,500.00 \$5,500.00	7,746.25 \$7,746.25 \$7,746.25	7,746.25 \$7,746.25 \$7,746.25	Completed
VA 12-10 Peaceful Village I	Storm Drain Cleaning		1 ea	0.00 \$0.00 \$0.00	125.00 \$125.00 \$125.00	125.00 \$125.00 \$125.00	Completed
VA 12-11 Peaceful Village II	Storm Drain Cleaning		1 ea	0.00 \$0.00 \$0.00	125.00 \$125.00 \$125.00	125.00 \$125.00 \$125.00	Completed
VA012000001 Broadlawn Park	Dwelling Structures: Replace roof shingles	1460	LS	13,000.00 \$13,000.00 \$13,000.00	13,000.00 \$11,755.88 \$11,755.88	11,755.88 \$11,755.88 \$11,755.88	Completed
VA012000002 MacDonald Manor	Energy Conservation Measures		152	7,100.00 \$7,100.00 \$7,100.00	11,011.25 \$11,011.25 \$11,011.25	11,011.25 \$0.00 \$0.00	Contract underway
VA012000003 Schooner Cove	Energy Conservation Measures		24	2,650.00 \$2,650.00 \$2,650.00	0.00 \$0.00 \$0.00	0.00 \$0.00 \$0.00	Moved to line MM energy conservation
VA012000004 Owens Village	Replace Vinyl Floor Tile (VCT) Energy Conservation Measures Refinish of Cabinets Doors & Replacement of Countertops		56 56 56	84,000.00 24,000.00 \$108,000.00	79,690.95 154.73 \$85,844.22	79,690.95 154.73 \$85,844.22	Completed Completed Completed
VA012000005 Peaceful Village	Replace Domestic Water Heaters Replace roof shingles Energy		25 55	37,000.00 156,570.00 \$294,570.00	212,529.31 82,258.03 \$294,787.94	148,079.33 82,258.03 \$294,787.94	On going expenses Completed Moved to water heaters line
	Total VA012000005 Peaceful Village			\$385,320.00	\$404,643.41	\$403,399.29	

Annual Statement /Performance and Evaluation Report
Capital Funds Program and Capital Fund Program Replacement Housing Factor and
Capital Funds Financing Program
Part I: Summary

PHA Name: **Chesapeake Redevelopment and Housing Authority**
Grant Type and Number: **Capital Fund Program Grant No: VA01200000309G**
Replacement Housing Factor Grant No: **2009**
FFY of Grant: **2009**
Date of CFFP: **FFY of Grant Approval: 2009**

Line No.	Summary by Development Account	Total Estimated Cost			Total Actual Cost
		Original	Revised	Obligated	
1	Total non-Capital Funds	0.00			Expended
2	1406 Operating Expenses (may not exceed 20% of line 20)	0.00			
3	1408 Management Improvements	0.00			
4	1410 Administration (may not exceed 10% of line 20)	0.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	894,360.00		895,251.00	281,633.51
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	180,000.00		180,000.00	
10	1460 Dwelling Structures	2,195,224.00		2,194,333.00	712,248.89
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	72,000.00		72,000.00	19,952.28
17	1499 Development Activities	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$3,341,584.00		\$3,341,584.00	\$1,013,834.68
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

Type of Grant
 Original Annual Statement
 Reserved for Disasters/Emergencies
 Performance and Evaluation Report for Program Year Ending 06/30/11
 Revised Annual Statement/Revision Number
 Final Performance and Evaluation Report for Program Year Ending

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

Part II: Supporting Pages		Grant Type and Number: Capital Fund Program Grant No: VA01200000309G 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		Revised	Total Actual Cost		Status of Work
				Original	Funds Obligated		Funds Expended		
VA012000003	Fees and Costs:	1430							
Schooner Cove	Accounting and Cost Certification			1,200.00	1,200.00		1,200.00	1,200.00	
	Appraisal Expense			2,400.00	2,400.00		2,400.00	0.00	
	Architect & Engineer Fees			144,000.00	144,000.00		257,194.64	257,194.64	
	Environmental Assessment, Testing & Cleanup			2,400.00	2,400.00		15,400.00	15,400.00	
	Financing & Application Expense, Lender(s)			65,324.00	65,324.00		0.00	0.00	
	Insurance, Construction Period			12,600.00	12,600.00		0.00	0.00	
	Interest, Construction & Bridge Loan(s)			74,518.00	74,518.00		6,837.51	6,837.51	
	Legal Expense, Developer & Lender(s)			25,200.00	25,200.00		30.00	30.00	
	Marketing & Lease-Up Expense			19,080.00	19,080.00		19,080.00	971.36	
	Permits, Construction & Utility Hookup			21,600.00	21,600.00		21,600.00	0.00	
	Survey			1,440.00	1,440.00		1,440.00	0.00	
	Title & Recording Fees			8,040.00	8,040.00		8,040.00	0.00	
	Other-Contingency			84,660.00	84,660.00		72,571.00	0.00	
	Other-Developer Fee			431,878.00	431,878.00		318,683.36	0.00	
	Subtotal 1430			\$894,360.00	\$894,360.00		\$895,251.00	\$281,633.51	
	Total 1430			\$894,360.00	\$894,360.00		\$895,251.00	\$281,633.51	On-going project
VA012000003	Site Improvement:	1450							
Schooner Cove	Site Improvement			180,000.00	180,000.00	0.00	180,000.00	0.00	
	Subtotal 1450			\$180,000.00	\$180,000.00	\$0.00	\$180,000.00	\$0.00	
	Total 1450			\$180,000.00	\$180,000.00	\$0.00	\$180,000.00	\$0.00	On-going project
VA012000003	Dwelling Structures:	1460							
Schooner Cove	Residential Construction			1,806,666.00	1,806,666.00	0.00	1,806,666.00	712,248.89	
	Builder's General Requirements			195,005.00	195,005.00	0.00	195,005.00	0.00	
	Builder's Overhead			48,388.00	48,388.00	0.00	47,497.00	0.00	
	Builder's Profit			145,165.00	145,165.00	0.00	145,165.00	0.00	
	Subtotal 1460			\$2,195,224.00	\$2,195,224.00	\$0.00	\$2,194,333.00	\$712,248.89	
	Total 1460			\$2,195,224.00	\$2,195,224.00	\$0.00	\$2,194,333.00	\$712,248.89	On-going project
VA012000003	Relocation Costs:	1495.1							
Schooner Cove	Relocation Expense			72,000.00	72,000.00	0.00	72,000.00	19,952.28	
	Subtotal 1495.1			\$72,000.00	\$72,000.00	\$0.00	\$72,000.00	\$19,952.28	
	Total 1495.1			\$72,000.00	\$72,000.00	\$0.00	\$72,000.00	\$19,952.28	On-going project

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

Part I: Summary		Grant Type and Number: Capital Fund Program Grant No: VA36P01250110		FFY of Grant: 2010	
PHA Name: Chesapeake Redevelopment and Housing Authority		Replacement Housing Factor Grant No: Date of CFFP: _____		FFY of Grant Approval:	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 06/30/11 <input type="checkbox"/> Revised Annual Statement/Revision Number Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Description	Original	Revised	Obligated	Expended
1	Total non-Capital Funds	0.00			
2	1406 Operating Expenses (may not exceed 20% of line 20)	100,000.00			
3	1408 Management Improvements	83,820.00		50,000.00	23,888.90
4	1410 Administration (may not exceed 10% of line 20)	81,725.00		1,452.00	3,539.00
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	88,262.00		86,888.80	17,411.67
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	250,000.00			
10	1460 Dwelling Structures	213,451.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Non-dwelling Structures	0.00			
13	1475 Non-dwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1492 Moving to Work Demonstration	0.00			
16	1495.1 Relocation Costs	0.00			
17	1499 Development Activities	0.00			
18a	1501 Collateralization or Debt Service paid by the PHA	0.00			
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00			
19	1502 Contingency (may not exceed 8% of line 20)	0.00			
20	Amount of Annual Grant (sums of lines 2-19)	\$817,258.00		\$138,340.80	\$44,839.57
21	Amount of line 20 Related to LBP Activities	0.00			
22	Amount of Line 20 Related to Section 504 Compliance	0.00			
23	Amount of Line 20 Related to Security - Soft Costs	0.00			
24	Amount of Line 20 Related to Security - Hard Costs	0.00			
25	Amount of Line 20 Related to Energy Conservation Measures	0.00			

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

Part II: Supporting Pages										Federal FFY of Grant: 2010	
PHA Name: Chesapeake Redevelopment and Housing Authority										Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Grant Type and Number: Capital Fund Program Grant No: VA36P01250110 Replacement Housing Factor Grant No.	Development Account No.	Quantity	Total Estimated Cost			CFFP (Yes/ No):		Total Actual Cost	Status of Work
					Original	Revised	Funds Obligated	Funds Expended			
HA-Wide	Operations:		1406		100,000.00	0.00	0.00	0.00	0.00	0.00	No activity to date
	Subtotal 1406				\$100,000.00	0.00	0.00	0.00	0.00	0.00	
	Total 1406				\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
HA-Wide	Management Improvements:		1408								
	A. Partial Salaries for Resident Services Staff				50,000.00	0.00	0.00	50,000.00	23,888.90	0.00	On going expenses
	B. Resident Services Programs				10,000.00	0.00	0.00	0.00	0.00	0.00	No activity to date
	C. Staff Training				3,820.00	0.00	0.00	0.00	0.00	0.00	No activity to date
	D. Software Upgrade				20,000.00	0.00	0.00	0.00	0.00	0.00	No activity to date
	Subtotal 1408				\$83,820.00	\$0.00	\$0.00	\$50,000.00	\$0.00	\$0.00	
	Total 1408				\$83,820.00	\$0.00	\$0.00	\$50,000.00	\$23,888.90		
HA-Wide	Administration:		1410								
	A. Partial Salaries for CRHA Staff Involved in CFP				81,725.00	0.00	0.00	1,452.00	3,539.00	0.00	On going expenses
	Subtotal 1410				\$81,725.00	\$0.00	\$0.00	\$1,452.00	\$3,539.00		
	Total 1410				\$81,725.00	\$0.00	\$0.00	\$1,452.00	\$3,539.00		
HA-Wide	Fees and Costs:		1430								
	A. Fees associated with A/E Design Services and				88,262.00	0.00	0.00	86,888.80	17,411.67	0.00	On going expenses
	B. CFP Inspector				0.00	0.00	0.00	0.00	0.00	0.00	No activity to date
	Subtotal 1430				\$88,262.00	\$0.00	\$0.00	\$86,888.80	\$17,411.67		
	Total 1430				\$88,262.00	\$0.00	\$0.00	\$86,888.80	\$17,411.67		

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

Part II: Supporting Pages		Grant Type and Number: Capital Fund Program Grant No: VA36P01250110 Replacement Housing Factor Grant No.				CEFFP (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		Funds Obligated	Total Actual Cost	Funds Expended	Status of Work
				Original	Revised				
	Site Improvements:	1450							
VA012000003	Schooner Cove CFRG Grant		LS	250,000.00	0.00	0.00	0.00	0.00	No activity to date
	Subtotal 1450			\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Total VA012000003 Schooner Cove			\$250,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Dwelling Structures:	1460							
VA012000001	Repair Asphalt Roof Shingles/Gutters/Soffitt		LS	16,500.00	0.00	0.00	0.00	0.00	No activity to date
Broadlawn Park	Repair Entry Door Hardware (Weatherstripping/Lock/Sweep)		LS	16,500.00	0.00	0.00	0.00	0.00	No activity to date
	Subtotal 1460			\$33,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Total VA012000001 Broadlawn Park			\$33,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
VA012000002	Repair Asphalt Roof Shingles/Gutters/Soffitt		LS	30,451.00	0.00	0.00	0.00	0.00	No activity to date
MacDonald Manor	Subtotal 1460			\$30,451.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Total VA012000002 MacDonald Manor			\$30,451.00	\$0.00	\$0.00	\$0.00	\$0.00	
VA012000003	Schooner Cove CFRG Grant		LS	150,000.00	0.00	0.00	0.00	0.00	No activity to date
	Subtotal 1460			\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Total VA012000003 Schooner Cove			\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	
	Total 1460			\$213,451.00	\$0.00	\$0.00	\$0.00	\$44,839.57	

Part I: Summary		Grant Type and Number: Capital Fund Program Grant No. VA38P01250111		FFY of Grant: 2011	
PHA Name: Chesapeake Redevelopment and Housing Authority		Replacement Housing Factor Grant No.:		FFY of Grant Approval:	
Date of CFFP:		Revised Annual Statement/Revision Number 1		Final Performance and Evaluation Report for Program Year Ending	
Type of Grant		<input type="checkbox"/> Original Annual Statement		<input checked="" type="checkbox"/> Revised Annual Statement/Revision Number 1	
<input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending	
Summary by Development Account		Total Estimated Cost		Total Actual Cost 1	
Line No.	Description	Original	Revised 2	Obligated	Expended
1	Total non-Capital Funds	0.00			
2	1406 Operating Expenses (may not exceed 20% of line 20) 3	\$100,000.00	\$100,000.00		
3	1408 Management Improvements	\$83,820.00	\$73,820.00		
4	1410 Administration (may not exceed 10% of line 20)	\$81,725.00	\$69,956.00		
5	1411 Audit	\$0.00	\$0.00		
6	1415 Liquidated Damages	\$0.00	\$0.00		
7	1430 Fees and Costs	\$160,713.00	\$160,000.00		
8	1440 Site Acquisition	\$0.00	\$0.00		
9	1450 Site Improvement	\$71,000.00	\$0.00		
10	1460 Dwelling Structures	\$320,000.00	\$295,878.00		
11	1465.1 Dwelling Equipment-Nonexpendable	\$0.00	\$0.00		
12	1470 Non-dwelling Structures	\$0.00	\$0.00		
13	1475 Non-dwelling Equipment	\$0.00	\$0.00		
14	1485 Demolition	\$0.00	\$0.00		
15	1492 Moving to Work Demonstration	\$0.00	\$0.00		
16	1495.1 Relocation Costs	\$0.00	\$0.00		
17	1499 Development Activities 4	\$0.00	\$0.00		
18a	1501 Collateralization or Debt Service paid by the PHA	\$0.00	\$0.00		
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	\$0.00	\$0.00		
19	1502 Contingency (may not exceed 8% of line 20)	\$0.00	\$0.00		
20	Amount of Annual Grant (sums of lines 2-19)	\$817,256.00	\$699,664.00		
21	Amount of line 20 Related to LBP Activities	\$0.00	\$0.00		
22	Amount of Line 20 Related to Section 504 Compliance	\$0.00	\$0.00		
23	Amount of Line 20 Related to Security - Soft Costs	\$0.00	\$0.00		
24	Amount of Line 20 Related to Security - Hard Costs	\$0.00	\$0.00		
25	Amount of Line 20 Related to Energy Conservation Measures	\$0.00	\$0.00		
Signature of Executive Director		Signature of Public Housing Director		Date	

Part II: Supporting Pages									
PHA Name: Chesapeake Redevelopment and Housing Authority									
Grant Type and Number: Capital Fund Program Grant No: VA38P01250111									
Replacement Housing Factor Grant No.									
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Federal FFY of Grant: 2011	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	Status of Work	
HA-Wide	Operations:	1406		\$100,000.00	\$100,000.00				
	Total 1406			\$100,000.00	\$100,000.00				
HA-Wide	Management Improvements:	1408							
	A. Partial Salaries for Resident Services Staff			\$50,000.00	\$50,000.00				
	B. Resident Services Programs			\$10,000.00	\$10,000.00				
	C. Staff Training			\$3,820.00	\$3,820.00				
	D. Software Upgrade			\$20,000.00	\$10,000.00				
	Total 1408			\$83,820.00	\$73,820.00				
HA-Wide	Administration:	1410							
	A. Partial Salaries for CRHA Staff			\$81,725.00	\$69,966.00				
	Involved in CFP								
	Total 1410			\$81,725.00	\$69,966.00				
HA-Wide	Fees and Costs:	1430							
	Fees associated with A/E Design Services and			\$160,713.00	\$160,000.00				
	CFP Inspector								
	Total 1430			\$160,713.00	\$160,000.00				

Part II: Supporting Pages										
PHA Name	Grant Type and Number:				CFFP (Yes/No)		Federal FFY of Grant:		Status of Work	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Replacement Housing Factor Grant No.	Original	Revised 1	Funds Obligated 2	Funds Expended 2	Total Estimated Cost	Total Actual Cost
	Site Improvements	1450								
VA012000005	Repair Storm Drains		LS		\$71,000.00	\$0.00				
	Total VA012000005 Peaceful Village				\$71,000.00	\$0.00				
	TOTAL 1450				\$71,000.00	\$0.00				
	Dwelling Structures	1460								
VA012000001	Repair Asphalt Roof Shingles/Soffit		LS		\$27,000.00	\$40,483.00				
	Automated Metering Equipment		170 units		\$0.00	\$100,000.00				
	Total VA012000001 Broadlawn Park				\$27,000.00	\$140,483.00				
VA012000002	Repair Asphalt Roof Shingles/Soffit		LS		\$18,000.00	\$18,000.00				
	Total VA012000002 MacDonald Manor				\$18,000.00	\$18,000.00				
VA012000004	Repair Asphalt Roof Shingles/Soffit		LS		\$135,000.00	\$137,395.00				
	Replace Vinyl Siding (Shutters & Soffit)		LS		\$140,000.00	\$0.00				
	Total VA012000004 Owens Village				\$275,000.00	\$137,395.00				
	TOTAL 1460				\$320,000.00	\$295,878.00				
	TOTAL CAPITAL FUNDS GRANT 2010				\$817,258.00	\$699,664.00				

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

U. S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2377-0226
 Expires 4/30/2011

Part I: Summary		Chesapeake Redevelopment and Housing Authority		Grant Type and Number: Capital Fund Program Grant No. VA36P01250112		Replacement Housing Factor Grant No.		FFY of Grant: 2012	
PHA Name		Date of CFFP		Date of CFFP		Date of CFFP		FFY of Grant Approval:	
Type of Grant		Reserved for Disasters/Emergencies		Revised Annual Statement/Revision Number		Final Performance and Evaluation Report for Program Year Ending		Total Actual Cost 1	
Original Annual Statement		<input type="checkbox"/>		<input type="checkbox"/>		Total Estimated Cost		Obligated	
Performance and Evaluation Report for Program Year Ending		Summary by Development Account		Original		Revised 2		Expended	
Line No.									
1	Total non-Capital Funds			0.00					
2	1406 Operating Expenses (may not exceed 20% of line 20) ³			100,000.00					
3	1408 Management Improvements			73,820.00					
4	1410 Administration (may not exceed 10% of line 20)			69,966.00					
5	1411 Audit			0.00					
6	1415 Liquidated Damages			0.00					
7	1430 Fees and Costs			158,483.00					
8	1440 Site Acquisition			0.00					
9	1450 Site Improvement			15,000.00					
10	1460 Dwelling Structures			282,395.00					
11	1465.1 Dwelling Equipment-Nonexpendable			0.00					
12	1470 Non-dwelling Structures			0.00					
13	1475 Non-dwelling Equipment			0.00					
14	1485 Demolition			0.00					
15	1492 Moving to Work Demonstration			0.00					
16	1495.1 Relocation Costs			0.00					
17	1499 Development Activities ⁴			0.00					
18a	1501 Collateralization or Debt Service paid by the PHA			0.00					
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment			0.00					
19	1502 Contingency (may not exceed 8% of line 20)			0.00					
20	Amount of Annual Grant (sums of lines 2-19)			\$699,664.00					
21	Amount of line 20 Related to LBP Activities			0.00					
22	Amount of Line 20 Related to Section 504 Compliance			0.00					
23	Amount of Line 20 Related to Security - Soft Costs			0.00					
24	Amount of Line 20 Related to Security - Hard Costs			0.00					
25	Amount of Line 20 Related to Energy Conservation Measures			0.00					
Signature of Executive Director		Date		Signature of Public Housing Director		Date			

Part II: Supporting Pages									
PHA Name		Grant Type and Number:			CFPP (Yes/No)			Federal FFY of Grant:	
Chesapeake Redevelopment and Housing Authority		Capital Fund Program Grant No: VA38P01250112			Replacement Housing Factor Grant No.			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		
	Site Improvements	1450							
VA012000001	Broadlawn Park		LS	7,500.00					
	Total VA012000001 Broadlawn Park			7,500.00					
VA012000002	MacDonald Manor		LS	3,000.00					
	Total VA012000002 MacDonald Manor			3,000.00					
VA012000005	Peaceful Village		LS	4,500.00					
	Total VA012000005 Peaceful Village			\$4,500.00					
	TOTAL 1450			\$15,000.00					
	Dwelling Structures	1460							
VA012000001	Replaces Roof		LS	282,395.00					
	Total VA012000001 Broadlawn Park			282,395.00					
	TOTAL 1460			\$282,395.00					
	TOTAL CAPITAL FUNDS GRANT 2012			\$699,664.00					

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		Locality (City/County & State)				Revision No. _____
PHA Name/Number	Chesapeake Redevelopment and Housing Authority VA012	Chesapeake, Virginia				Original <input type="checkbox"/>
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 _____	
A. HA-Wide						
B. Physical Improvements Subtotal	Annual Statement	297,395.00	297,395.00	297,395.00	297,395.00	297,395.00
C. Management Improvements		73,820.00	73,820.00	73,820.00	73,820.00	73,820.00
D. PHA-Wide Non-dwelling Structures and Equipment		0.00	0.00	0.00	0.00	0.00
E. Administration		-	-	-	-	-
F. Other		69,966.00	69,966.00	69,966.00	69,966.00	69,966.00
G. Operations		158,483.00	158,483.00	158,483.00	158,483.00	158,483.00
H. Demolition		100,000.00	100,000.00	100,000.00	100,000.00	100,000.00
I. Development		0.00	0.00	0.00	0.00	0.00
J. Capital Fund Financing - Debt Service		0.00	0.00	0.00	0.00	0.00
K. Total CFP Funds		\$699,664.00	\$699,664.00	\$699,664.00	\$699,664.00	\$699,664.00
L. Total Non-CFP Funds		0.00	0.00	0.00	0.00	0.00
M. Grand Total		\$699,664.00	\$699,664.00	\$699,664.00	\$699,664.00	\$699,664.00

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 (Continuation)							
PHA Name/Number		Locality (City/County & State)					Original <input checked="" type="checkbox"/> Revision No. _____
Chesapeake Redevelopment and Housing Authority VA012		Chesapeake, Virginia					
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	
	VA012000001 Broadlawn Park		82,000.00	163,000.00	237,895.00	54,000.00	
	VA012000002 MacDonald Manor		215,395.00	10,000.00	23,000.00	92,395.00	
	VA012000003 Schooner Cove		0.00	0.00	0.00	0.00	
	VA020000004 Owens Village		0.00	124,395.00	17,500.00	69,000.00	
	VA012000005 Peaceful Village		0.00	0.00	19,000.00	82,000.00	

Chesapeake Redevelopment and Housing Authority Public Hearing Report

Date: Wednesday, September 14, 2011
Time: 6:00 p.m.
Location: 1468 S. Military Highway, Chesapeake, VA 23320

Meeting Data:

Number of Persons Attending: 2

Names of Housing Communities/Programs Represented: Endependence Center-
persons with disabilities/transitioning from nursing homes

Public Hearing Minutes Summary:

The Public Hearing to review and to make recommendations for the 2012 PHA Annual Plan was called to order at 6:04 pm at the above mentioned location. A brief explanation of the meeting rules of order and conduct were to be presented by the hearing officer, along with an explanation of the 2012 Annual Plan and the HUD requirement for resident participation. The meeting was conducted by the following:

1. PHA Staff Person conducting meeting: Nancy L. Tarkenton, CRHA Assistant to the Director
2. Attendee: Vantoria Clay, Endependence Center

Chesapeake Redevelopment and Housing Authority

Public Hearing recommendation(s) for PHA 2012 Annual Plan are below.

There was one outside attendees for the Public Hearing held on Wednesday, September 14, 2011. Ms. Clay submitted a formal letter (attached) for consideration and expressed a number of suggestions and requests:

- Ms. Clay is concerned that there are limited affordable housing opportunities for persons with disabilities and those transitioning out of a nursing home setting, preferring to live in the community and take advantage of community support services available through Medicaid Waiver services.
 - *There are limited affordable housing opportunities for all persons and especially those persons with disabilities. Currently CRHA does not have a preference for persons with disabilities transitioning from nursing homes; however, we do have a preference for persons with disabilities. We also work with Chesapeake CSB providing S8 vouchers to persons with disabilities. CRHA has also set-aside a number of vouchers for the City's SRO program. CRHA continues its efforts to serve all persons in the City with a broad array of programs and should new funding become available CRHA will consider making changes to the program to accommodate more persons with disabilities.*
- Ms. Clay would like CRHA to implement a local preference for the Housing Choice Voucher program and public housing waiting lists, giving higher ranking to persons with disabilities and those transitioning.
 - *Among CRHA preferences is one for working families and those unable to work because of age or disability. Unfortunately the waiting lists for CRHA's assisted housing programs are closed.*
- Ms. Clay would like CRHA to set aside a number of current, and/or new vouchers specifically for people with disabilities/transitioning, and open the waiting list for this group only. Further, she would like said vouchers to be restricted to this group, reissuing terminated vouchers only to qualified persons.
 - *CRHA operates the Main-Stream Voucher that provides vouchers for persons with disabilities. The vouchers are only available to people with disabilities.*
- Ms. Clay would like CRHA to increase the number of accessible, affordable and public housing units beyond the established, mandated percentage currently required. Further, she would like them prioritized for persons with disabilities/transitioning, noting a HUD notice that came out

in August 2011 addressing the affordable housing needs of people with disabilities.

- *CRHA will consider this request when plans for comprehensive rehabilitation of public housing are funded.*
- Ms. Clay would like to see increased outreach to the Endependence Center and local nursing homes when accessible units become available and/or the waiting list(s) open. She would be willing to provide a list of homes and contacts to CRHA.
 - *CRHA can certainly notify requesting agencies and nursing homes directly and would be pleased to receive Ms. Clay's contact list.*
- Ms. Clay is concerned that the Mainstream Voucher program is limited to CSB clients and should be open to all persons with disabilities, not restricted to a specific type of disability. And, that Mainstream Vouchers be reissued/restricted to the same population as they expire or are terminated.
 - *CRHA's seventy-five 5-year Mainstream vouchers were jointly awarded to CRHA and CSB and must be administered cooperatively with the CSB as long as CRHA continues to receive **designated** 5-year Mainstream funding.*
- Ms. Clay has suggested that CRHA could do more landlord recruitment targeted to units built after 1991, and/or accessible units.
 - *This has been, and continues to be a priority objective for CRHA.*

The public hearing was adjourned by the Meeting Officer at 6:40 pm.

Signature, staff conduction public hearing

Date



Endependence Center Incorporated

Stephen L. Johnson, Executive Director

September 14, 2011

Ms. Brenda Willis
Director
CRHA
1468 S Military Hwy
Chesapeake VA 23320

Dear Ms. Willis:

We appreciate the opportunity to review CRHA's 2012 Agency Plan draft and to provide public comments.

We appreciate that CRHA is continuing the Section 8 Home Ownership program and collaborating with Chesapeake HOME, Inc. to provide home ownership opportunities. We also appreciate the efforts made to address the housing needs of homeless individuals with disabilities.

The latest data from the Centers of Medicare and Medicaid Services showed that 122 Chesapeake residents segregated in nursing homes preferred to return to the community. Based on our experience, most individuals who wish to transition are low income and have a housing need. As you may know, we continue along with other disability advocates across the state, to focus advocacy efforts concerning the housing needs of individuals in nursing homes who want to transition so that they also can participate in community living.

To respond to HUD's recent guidance published in August 2011 to local PHAs to implement policies to address the housing needs of transitioning individuals, we request that CRHA implement a preference in the public housing and Section 8 programs for transitioning individuals. This policy would enable CRHA to set aside a certain number of existing and new Section 8 vouchers to target those individuals unnecessarily placed in nursing facilities and provide affordable, accessible housing without having them to continue their placement in the nursing home while waiting on a wait list. Without the preference, nursing home residents with disabilities and with extremely low income will compete for a voucher along with working families and other persons with disabilities. We hope that CRHA will continue to apply for new vouchers as funding opportunities come available and address the housing needs of people with disabilities and those who want to transition. To help meet this housing need, we request CRHA to prioritize accessible units in the non-public housing developments to transitioning individuals with disabilities who need these features.

The Center for Independent Living serving South Hampton Roads

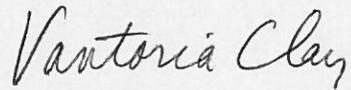
6300 East Virginia Beach Boulevard
Norfolk, VA 23502-2827

(757) 461-8007/V (757) 461-7527/TDD (757) 455-8223/Fax (757) 461-5375/Fax
www.endependence.org ecinorf@endependence.org

As CRHA continues its efforts to conduct assessments for 504 compliance concerning accessible units, we urge the agency to provide more than the minimum required, as according to the 2007 American Community Survey, 9.1% of the population (5 years and older) living below the poverty level has a physical disability. This type of disability can imply the need for accessible housing. According to HUD's CHAS data showing the number of individuals who have mobility and self-care limitations with a housing need, 290 are extremely low income, 270 are very low income, and 155 are low income. Because of the type of disability, it is very likely that many will need accessible as well as affordable housing.

We appreciate our working relationship with Chesapeake Redevelopment and Housing Authority and the agency's commitment to ensuring equal housing opportunities for persons with disabilities. If you have any questions regarding our comments or need any additional information, please contact me at 351-1595.

Sincerely,

A handwritten signature in cursive script that reads "Vantoria Clay".

Vantoria Clay
Housing and Transportation Coordinator

**Chesapeake Redevelopment and Housing Authority
Resident Advisory Board Meeting Report**

Date: Thursday, September 15, 2011
Time: 6:00 p.m.
Location: Kyoto, 1412 Greenbrier Parkway, Suite 129, Chesapeake, VA
23320

Meeting Data:

Number of Persons Attending: 7

Names of Housing Communities/Programs Represented: Broadlawn public housing, Peaceful Village public housing, Owens Village public housing, MacDonald Manor public housing, and the Housing Choice Voucher (HCV) program

Resident Advisory Board Minutes Summary:

The Resident Advisory Board (RAB) meeting to review and to make recommendations for the PHA 2012 Annual Plan was called to order at 6:30 pm at the above mentioned location. A brief explanation of the meeting rules of order and conduct was presented by CRHA staff. An explanation of the Annual Plan and the HUD requirement for resident participation was presented. The meeting was conducted and presentations were made by the following:

1. PHA Staff Person conducting meeting: Brenda G. Willis, Executive Director, CRHA
2. PHA Staff Person conducting meeting: Nancy L. Tarkenton, Assistant to the Director, CRHA
3. First Presenter: Robin Ferguson, HCV Program
4. Second Presenter: Kimberly Elam, Peaceful Village
5. Third Presenter: Juanita Skinner, Owens Village
6. Fourth Presenter: Denise Sherod, Broadlawn
7. Fifth Presenter: Taneshia Bunn, MacDonald Manor

Chesapeake Redevelopment and Housing Authority

Resident Advisory Board recommendation(s) for PHA 2012 Annual Plan are below. Pursuant to 903.13, (c), "The PHA must consider the recommendations of the Resident Advisory Board in preparing the final Annual Plan. In submitting the final plan to HUD for approval, the PHA must include a copy of the recommendations made by the Resident Advisory Board and a description of the manner in which the PHA addressed these recommendations."

1. Inquiry was made regarding the Choice Neighborhood Initiative and whether this might be an available option for the Broadlawn Community considering funding was not awarded CRHA under HOPE VI.
 - *It was explained that CRHA does not meet the criteria for the Choice Neighborhood Initiative, and funding for this program has been eliminated in the proposed HUD 2012 budget.*
2. Inquiry was made regarding specific "green" features in the newly renovated Schooner Cove Eco-apartments.
 - *A list of green features was shared including the sealed "envelope" of the building, use of recycled and/or recyclable materials, energy efficient appliances, water permeable walkways, green space and natural paths, etc.*
3. Inquiry was made regarding the possibility of starting community gardens within the public housing communities. Each property representative expressed interest in the idea and favored pursuing the possibility.
 - *Ms. Willis expressed her agreement that it may be a worthy project and encouraged the Councils to research the project and costs to be considered for the next budget process. CRHA will consider implementation if affordable and viable, and funds are available.*
4. RAB member shared concern that lizards, spiders and snakes were being seen in yards and coming into units. This led to additional input about ants entering units in PV through cracks and holes in the wall.
 - *Although not relevant to current discussion about the Annual Agency plan, concern was noted. RAB members were encouraged to contact their property managers and if not addressed properly, to then bring it to the attention of Ms. Willis, Executive Director.*
5. RAB members shared concerns about the quality of work being done by the landscaping contractor. Several community representatives asserted that the work is inconsistent and shoddy, that the workers often spray grass killer rather than edging, which is aesthetically displeasing and often harms other plants, including those that individuals have purchased and planted around their homes.
 - *Again, Ms. Willis acknowledged their concerns and agreed that CRHA should not be paying for sub-par performance. She*

encouraged residents to make their concerns known to the individual property managers who are directly responsible for inspecting the work and approving invoices for payment. She also reminded attendees that day-to-day issues should be addressed to management on an ongoing basis and that this annual RAB meeting is not the most advantageous platform for these types of concerns, though she is interested in their concerns and level of satisfaction with the running of the properties.

6. RAB member inquired whether there was any funding available for a VAWA program within the communities, specifically to pay fees of speakers to come in and address the population. Several members noted that many young women, in response to the TANF structure (support is received for two years, then one year off, then another two years of receiving assistance in an effort to motivate participants to seek employment) will bring inappropriate partners into their homes for financial stability, and many of these young men may be abusive. They believe these individuals are not just harmful to their partners, but to the community at large.

➤ *Staff explained that CRHA does not receive or have any specific funding for this, or similar programs. The Capital Fund budget, which has been used at times for these types of supportive programs, received budgetary cuts last year and is undergoing further current cuts. Again, Ms. Willis advised Resident Council members to research their ideas, produce a plan with costs, and submit the information for review and consideration. She also stressed that CRHA's main goal is first to house residents in safe, decent, affordable housing and other support services can only be considered after this goal is met, based on the availability of funds.*

7. RAB member expressed that residents needed some sort of motivation to be involved in their communities and to participate in programs and training offered by Resident Services. Additionally, it was expressed that it may be harder to motivate adult residents and that perhaps, the communities would be better served long-term by concentrating on young adults of high school age.

➤ *Staff explained that there are a number of programs and outreach efforts targeting this group as well as middle-schoolers. It was noted that the 10th Annual CRHA Empowerment Conference held this past April included minors for the first time with specialized breakout sessions geared specifically for those age groups. All discussed and agreed that children emulate their parents and the adults need to set the example in order to avoid a generational cycle of dependence. Resident Services has made every attempt to involve and motivate all family members in the various Self-Sufficiency offerings, on every level including going door-to-door. Programs are offered at different times and locations, transportation*

is offered, and various incentives have been offered including refreshments and raffle prizes. Ms. Willis has personally been cautioning residents for over 10 years that there would be a change coming whereby working residents, those enrolled in classes and training, those active in their communities, would be favored by HUD guidelines. CRHA can only do so much, then it is up to each resident to find the motivation within themselves. CRHA is also hoping that providing an opportunity for current public housing residents that have been “doing the right thing” to voluntarily transfer to the newly renovated Schooner Cove Eco-Apartments will prove a reward to these residents and a motivator for others.

8. RAB member expressed concern that when checking her position on the HCV waiting list, it no longer appeared, and wondered who to contact to address this issue.

➤ *Staff explained that the computer operating system had recently been upgraded and waiting list information was in flux for a period. It was suggested that the waiting list applicant check online again and if there still seems to be a problem, to advise Ms. Willis and she would pursue the matter further. In discussion, it was discovered that the member had moved within the community and had not notified Occupancy since the move was within the same public housing community, owned by CRHA. It was advised that the waiting list is a separate operational area and Occupancy does need to be notified in writing of any changes in contact information.*

9. RAB member commented on the difference Coach Baron is making with the youth in the community, and in turn, the communities overall. Resident stated, “he is doing an excellent job and the children are getting a really good experience.” Member expressed the hope that funding stay in place to support these activities.

➤ *Staff expressed appreciation for the gratitude and acknowledged the success of these programs, and the achievements of Mr. Freeman, but again cautioned that the funding for these support services can only be considered after meeting the primary funding priority of providing safe, decent, affordable housing to CRHA’s current residents and HCV program participants.*

The resident meeting was adjourned at 8:20 p.m. by CRHA staff after residents had fully discussed issues and concerns. The Housing Authority made every effort to incorporate resident concerns into the Annual Plan.

Signature

Date

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 2012, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Chesapeake Redevelopment and Housing Authority

VA012

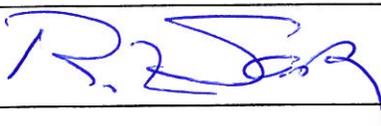
PHA Name

PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Years 20¹² - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Robert L. Samuel, Jr.	Title Chairman
Signature 	Date September 28, 2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Chesapeake Redevelopment and Housing Authority, VA012

Program/Activity Receiving Federal Grant Funding

2012 Annual Agency Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

- (1) The dangers of drug abuse in the workplace;
- (2) The Applicant's policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation, and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

- (1) Abide by the terms of the statement; and
- (2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federalagency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

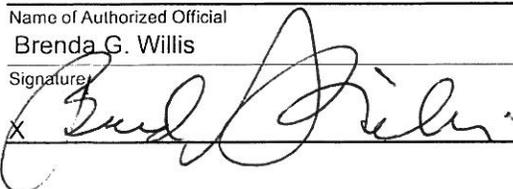
g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Brenda G. Willis	Title Executive Director
Signature 	Date September 28, 2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Chesapeake Redevelopment and Housing Authority, VA012

Program/Activity Receiving Federal Grant Funding

2012 Annual Agency Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Brenda G. Willis	Title Executive Director
Signature 	Date (mm/dd/yyyy) 09/28/2011

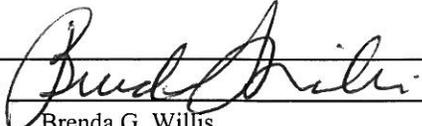
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

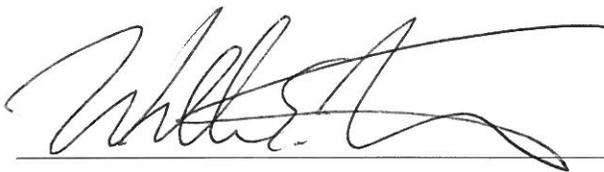
0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> NA a. contract b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> NA a. bid/offer/application b. initial award c. post-award	3. Report Type: <input type="checkbox"/> NA a. initial filing b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: N/A Congressional District, if known:	
6. Federal Department/Agency: N/A	7. Federal Program Name/Description: N/A CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$ N/A	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): N/A	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Brenda G. Willis</u> Title: <u>Executive Director</u> Telephone No.: <u>757-233-6425</u> Date: <u>09-28-2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, William E. Harrell the City Manager certify
that the Five Year and Annual PHA Plan of the Chesapeake RHA is
consistent with the Consolidated Plan of the City of Chesapeake prepared
pursuant to 24 CFR Part 91.

 9/12/11
W.E.H.

Signed / Dated by Appropriate State or Local Official

William E. Harrell
City Manager

CHESAPEAKE REDEVELOPMENT
AND HOUSING AUTHORITY CHESAPEAKE, VIRGINIA
REPORT ON EXAMINATION
OF
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA
YEAR ENDED DECEMBER 31, 2009

CHESAPEAKE REDEVELOPMENT AND HOUSING AUTHORITY
CHESAPEAKE, VIRGINIA

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YEAGER & BOYD, L.L.C.
CERTIFIED PUBLIC ACCOUNTANTS
5501 HIGHWAY 280
BIRMINGHAM, ALABAMA 35242
(205) 991-5506
(800) 284-1338
FAX (205) 991-5450

Board of Commissioners
Chesapeake Redevelopment and Housing Authority
Chesapeake, Virginia

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the Chesapeake Redevelopment and Housing Authority, as of and for the year ended December 31, 2009 as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. The prior year summarized comparative information has been derived from the Authority's 2008 financial statements and, in our report dated September 25, 2009, we expressed an unqualified opinion on those financial statements.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities which comprise the major fund of the Authority as of December 31, 2009, and the changes in financial position and cash flows, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated September 28, 2010 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The accompanying Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Further, other supplementary data as listed in the table of contents is presented for Department of Housing and Urban Development information and is not a required part of the financial statements. The accompanying schedule of expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations", and is not a required part of the basic financial statements. Such supplementary data, including the schedule of expenditures of federal awards, has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

Birmingham, Alabama
September 28, 2010

Yeager & Boyd
Yeager & Boyd

CHESAPEAKE REDEVELOPMENT AND HOUSING AUTHORITY
CHESAPEAKE, VIRGINIA

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND
ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS

Board of Commissioners
Chesapeake Redevelopment and Housing Authority
Chesapeake, Virginia

We have audited the basic financial statements of the Authority as of and for the year ended December 31, 2009, and have issued our report thereon dated September 28, 2010. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented, or detected and corrected on a timely basis.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in the internal control that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information of the Board of Commissioners, management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama
September 28, 2010

Yeager & Band

CHESAPEAKE REDEVELOPMENT AND HOUSING AUTHORITY
CHESAPEAKE, VIRGINIA

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN
ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners
Chesapeake Redevelopment and Housing Authority
Chesapeake, Virginia

Compliance

We have audited the compliance of the Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended December 31, 2009. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended December 31, 2009.

Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance and to test and report on internal control over compliance in accordance with the OMB Circular A-133, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

A deficiency in internal control over compliance exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A material weakness in internal control over compliance is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis.

Our Consideration of the internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to indentify all deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above.

This report is intended solely for the information and use of management, the Board of Commissioners, and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama
September 28, 2010

Yeager & Bond

MANAGEMENT DISCUSSION AND ANALYSIS

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY

The Chesapeake Redevelopment & Housing Authority's (the "Authority") management discussion and analysis is designed to assist the reader in focusing on significant financial issues, provide an overview of the Authority's financial activity, identify changes in the Authority's financial position, and identify individual issues or concerns.

Since the management discussion and analysis (MD&A) is designed to focus on the current year's activities, resulting changes, and currently known facts, please read it in conjunction with the Authority's financial statements and notes to the financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's total net assets increased by \$.28 million, from \$23.26 million in 2008 to \$23.54 million (1%) in 2009. Changes in total net asset components are: capital assets, net of related debt, declined by \$.42 million; restricted net assets decreased by \$.07 million and unrestricted net assets increased by \$.77 million.
- Total revenues increased by \$.86 million (5%) in 2009. Total revenues were \$18.98 million and \$19.84 million in 2008 and 2009 respectively.
- Total expenses increased by \$.16 million (1%) in 2009. Expenses were \$19.35 million in 2008 and \$19.51 million in 2009

FINANCIAL STATEMENTS

The financial statements include a Statement of Net Assets, which is similar to a balance sheet. The Statement of Net Assets reports all financial and capital resources for the Authority, as well as financial obligations. The statement is presented in the format where assets equal liabilities plus net assets. Assets and liabilities are presented in order of liquidity, and are classified as “current” (convertible into cash within one year), and “non-current”.

Net Assets (formerly equity) are reported in three broad categories:

Net Assets, Invested in Capital Assets, Net of Related Debt: This component of net assets consists of all capital assets, reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Assets: This component of net assets consists of restricted assets, when constraints are placed on the asset by creditors (such as debt covenants), grantors, contributors, laws, regulations, etc.

Unrestricted Net Assets: Consist of net assets that do not meet the definition of “net assets invested in capital assets, net of related debt”, or “restricted net assets”. Unrestricted net assets represent net available liquid (non-capital) assets, net of liabilities, for the Authority.

The financial statements also include a Statement of Revenues, Expenses and Changes in Net Assets (similar to an income statement). This statement includes operating revenues, such as rental income; operating expenses, such as administrative, utilities, maintenance, and depreciation; and non-operating revenue and expenses, such as interest expense. The focus of the statement of revenues, expenses and changes in net assets is the “change in net assets”, which is similar to net income or loss.

A Statement of Cash Flows is included, which discloses net cash provided by, or used for operating activities, non-capital financing activities, and from capital and related financing activities.

PROGRAM ANALYSIS

All of the Authority's funds are business-type funds, and use the full accrual basis of accounting and depreciation to report financial activity. A major program determination has been performed to analyze the programs within the Authority. Major programs are defined as programs that have assets, liabilities, revenues, or expenses of at least 5% or more of the Authority's total assets, liabilities, revenues or expenses. Under this definition, the following programs qualified as major programs in 2009

- Authority Management Authority
- Geneva Square
- Meadow Landing North
- Housing Choice Voucher
- Public Housing
- HOME
- Rehab General

Other Non-Major Programs – In addition to the major programs above, the Authority also maintained the following non-major programs in 2009:

- Meadow Landing South
- Twin Creeks
- Narrow Street
- Anderson Apartments
- Affordable Housing Development
- Master Revolving
- ROSS Grants
- Stimulus Grant
- Competitive Grant
- Community Development Block Grant (CDBG)
- South Norfolk
- Community Revitalization
- Neighborhood Stabilization Program
- Rehab Escrow

The tables below show the composition of the Authority's total assets, liabilities, revenues and expenses by individual major programs and combined non-major programs. Assets, liabilities, revenues and expenses are presented after intercompany elimination; therefore balances may differ from supporting individual program statements.

PROGRAM ANALYSIS

Program	12/31/09 Assets (in millions)	Percent
Authority Management	\$2.43	7.8%
Geneva Square	7.12	22.9%
Meadow Landing North	.68	2.2%
Housing Choice Voucher	1.59	5.1%
Public Housing	11.79	37.9%
HOME	.11	.3%
Rehab General	4.31	13.9%
Other Non-Major Programs	3.07	9.9%
Total	\$31.10	100.0%

Since the Authority's primary mission is to provide affordable housing, significant amounts of its resources are invested in capital assets. There are 467 apartment units in Public Housing, and this program accounts for 37.9% of the agency's assets. Geneva Square, a conventional property with 120 apartment units, accounts for 22.9%. Rehab General has 13.9% of the agency's assets in notes receivable from homeowners. The loans were provided for downpayment assistance and rehabilitation.

Program	12/31/09 Liabilities (in millions)	Percent
Authority Management	\$1.18	15.6%
Geneva Square	.12	1.5%
Meadow Landing	.92	12.2%
Housing Choice Voucher	.28	3.7%
Public Housing	1.00	13.2%
HOME	.02	.3%
Rehab General	3.76	49.8%
Other Non-Major Programs	.27	3.7%
Total	\$7.55	100.0%

Liabilities in Authority Management and Meadowlanding North are largely related to outstanding mortgages, and jointly account for 27.8% of the Authority's liabilities. An additional 49.8% of the agency's liabilities are in the Rehab General program as payables due to the City of Chesapeake. These payables represent outstanding balances on HOME loans and deferred CDBG loans tracked in Rehab General. Loan repayments are forwarded to the City of Chesapeake as program income to be utilized for additional homeowner assistance.

PROGRAM ANALYSIS

Program	2009 Revenues (in millions)	Percent
Authority Management	\$.22	1.1%
Geneva Square	1.05	5.3%
Meadow Landing	.28	1.4%
Housing Choice Voucher	12.14	61.2%
Public Housing	3.85	19.4%
HOME	1.00	5.0%
Rehab General	-	-
Other Non-Major Programs	1.30	6.6%
Total	\$19.84	100.0%

CRHA's two largest programs, Housing Choice Voucher and Public Housing, generated more than 80% of the Authority's revenue.

Program	2009 Expenses (in millions)	Percent
Authority Management	\$1.33	6.8%
Geneva Square	.85	4.3%
Meadow Landing	.30	1.6%
Housing Choice Voucher	11.76	60.3%
Public Housing	3.41	17.5%
HOME	.98	5.0%
Rehab General	-	-
Other Non-Major Programs	.88	4.5%
Total	\$19.51	100.0%

The Housing Choice Voucher and Public Housing programs accounted for 77.8% of the agency's total expenses.

STATEMENT OF NET ASSETS

The following table reflects the condensed Statement of Net Assets compared to prior year. The Authority is engaged only in business-type activities.

	2009 (in millions)	2008 (in millions)
Current and Non-Current Assets	\$ 15.0	\$ 13.8
Capital Assets	16.1	16.8
Total Assets	31.1	30.6
Current Liabilities	1.8	2.7
Non-Current Liabilities	5.8	4.6
Total Liabilities	7.6	7.3
Net Assets:		
Invested in Capital Assets, Net of Related Debt	14.8	15.2
Restricted	.9	1.0
Unrestricted	7.8	7.1
Total Net Assets	\$23.5	\$23.3

Major Factors Affecting the Statement of Net Assets

The Authority's total assets increased by \$.5 million from 2008 to 2009. During 2009 unrestricted cash increased by \$.5 million, and receivables and other current and non-current assets increased by \$.7 million. Restricted assets remained stable during the year, and capital assets decreased by \$.7 million. The net effect of these changes was a \$.5 million increase in the Authority's total assets in 2009.

Liabilities increased by \$.3 million from 2008 to 2009, from \$7.3 million to \$7.6 million. Current liabilities decreased by \$0.9 million and non-current liabilities increased by \$1.2 million. The Meadow Landing North mortgage, which had a balloon payment of \$.9 million is due in 2009, was refinanced during the year and \$.8 million was reclassified from current to non-current. There was a \$.4 million increase in deferred HOME loans outstanding. These 30-year deferred loans are considered assets in loans receivable from the homeowners and non-current liabilities due to the City of Chesapeake. Reimbursement to the City is required when the Authority receives payments on the loans.

Overall, there was a \$.2 million increase in total net assets in 2009, from \$23.3 million to \$23.5 million. The increase in total net assets resulted from these changes: \$.4 million decrease in capital assets, net of related debt, a \$.1 million decrease to restricted net assets and \$.7 million increase in unrestricted net assets.

CHANGE IN UNRESTRICTED NET ASSETS

The change in Unrestricted Net Assets from December 2008 to December 2009 is illustrated below:

	Millions of Dollars	
Unrestricted Net Assets 12/31/08		\$ 7.08
Results of Operations		(.32)
Adjustments:		
Depreciation	\$1.32	
Capital Expenditures from Operations	(.12)	
Capital Debt and Interest Payments	(.33)	
Non-operating Expenses	(.06)	
Non-operating Income	.05	
Asset Reclasses	.22	
Decrease in Restricted Net Assets	.02	
Total Adjustments		1.10
Unrestricted Net Assets 12/31/09		\$7.86

The analysis of net assets shows the factors affecting changes in the agency's unrestricted reserves. Changes in unrestricted net assets result from net operating revenues and expenses adjusted by depreciation and other factors. Depreciation is treated as an expense and reduces the results of operations but does not have an impact on unrestricted net assets. Capital expenditures, principal and interest payments, and non-operating income and expenses are not reflected in the results of operations, but they have an impact on unrestricted net assets.

While the results of operations are a significant measure of the Authority's current year activities, the level of its unrestricted net assets is a measure of the agency's fiscal position and growth potential. Unrestricted net assets represent relatively liquid unconstrained assets, and provide stability to an organization. An adequate level of unrestricted net assets is necessary to protect the agency against unexpected financial setbacks, and provide for future development. The Authority's unrestricted net assets increased from \$7.08 million in 2008 to \$7.86 million in 2009.

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS

The following schedule compares the revenues and expenses for the current and previous fiscal year. The Authority is engaged only in business-type activities.

	2009 (in millions)	2008 (in millions)
Revenues		
Tenant Revenue – Rents	\$ 2.47	\$ 2.44
Management & Other Fees	.23	.21
Misc. Other Income	.34	1.17
Operating Subsidy & Grants	16.02	14.58
Capital Grants	.73	.43
Non-Operating Revenue	.05	.15
Total Revenue	19.84	18.98
Expenses		
Administrative	2.13	2.37
Tenant Services	.27	.26
Utilities	.86	.87
Maintenance	.94	.71
Contract/Protective Services	1.72	1.67
Insurance	.26	.28
Employee Benefits	.65	.70
Collection Losses	.10	.10
PILOT	.04	.04
Housing Assistance Payments	11.10	10.84
Depreciation	1.32	1.39
Non-Operating Expense	.12	.12
Total Expenses	19.51	19.35
Net Increase	\$.33	\$ (.37)

MAJOR FACTORS AFFECTING THE STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

Total revenues increased by \$.86 million (5%) in 2009. The increase is due to revenues from new federal programs such as the stimulus grant and the neighborhood stabilization program, as well as increased housing choice voucher and public housing funding in 2009.

Total expenses increased by \$.16 million (1%) from \$19.35 million in 2008 to \$19.51 million in 2009. While administration expenses decreased in 2009, maintenance and HAP expenses increased. Stimulus grant funds in 2009 allowed the Authority to complete various maintenance improvements throughout the public housing communities.

Current year activity from total revenues and expenses resulted in a \$.33 million increase to net assets in 2009, compared to a \$.37 million decrease in 2008.

CAPITAL ASSETS

As of year-end, the Authority had \$16.1 million invested in a variety of capital assets as reflected in the following schedule, which compares ending balances to the prior year.

CAPITAL ASSETS AT YEAR-END (NET OF DEPRECIATION)

	Business-Type Activities	
	2009	2008
Land and Land Rights	\$ 1,914,664	\$ 2,033,447
Buildings & Equipment	41,174,810	41,180,051
Leasehold Improvements	600,447	600,447
Accumulated Depreciation	(28,814,407)	(27,589,773)
Construction In Progress	1,264,985	601,140
Total	<u>16,140,499</u>	<u>16,825,312</u>

The following reconciliation summarizes the changes in Capital Assets:

CHANGE IN CAPITAL ASSETS

	Business-Type Activities
Beginning Balance	\$16,825,312
Additions	850,068
Deletions	(218,338)
Depreciation	(1,316,543)
	<hr/>
Ending Balance	\$16,140,499
	<hr/> <hr/>

There were \$.85 million additions to capital assets in 2009. Additions of \$.09 million in building and equipment included water meter equipment for Geneva Square, a van for Resident services, playground equipment for Twin Creeks and renovation to the Broadlawn modular building. There was an increase of \$.76 million in construction in progress. Capital grant expenses for public housing properties accounted for \$.71 million of the increase to construction in progress. Roof repairs, tree trimming, gutter repairs, landscaping, playgrounds, exterior light upgrades, range hood fire extinguishers, meter reading equipment, and HVAC improvements in public housing properties were among the capital grant projects undertaken in 2009.

Deletions of \$.2 million resulted from the reclass of property held for resale from capital assets to other assets.

DEBT ADMINISTRATION

As of year-end, the Authority had \$5,781,751 in non-current liabilities outstanding compared to \$4,594,399 at 12/31/08, a \$1,187,352 increase.

In 2009 the non-current mortgage balances on Authority Management Service and Twin Creeks decreased by \$52,758 and \$120,710 respectively. Meadow Landing North's non-current debt increased by \$833,747 when the mortgage was refinanced in 2009 and the debt was reclassified from current to non-current.

The non-current liability payable to the City of Chesapeake through the Rehab General loan program increased by \$519,145 in 2009. The Rehab General loan program tracks 30-year deferred loans provided to eligible clients for downpayment assistance and housing rehabilitation. Outstanding loan balances are considered payable to the City of Chesapeake, because HOME and CDBG funds support the loans. The Authority forwards loan payoffs to the City and the funds are appropriated as program income in the HOME and CDBG programs.

The Authority's non-current capital lease liability for telephone equipment decreased by \$4,862 from 2008 to 2009. The debt will be satisfied in 2010.

Escrows held for tenants active in the public housing and housing choice voucher family self-sufficiency program increased by \$12,790 from 2008 to 2009. The escrow funds, payable to tenants who meet long-term program goals, are considered non-current liabilities of the Authority.

The net effect of these changes is a \$1,187,352 increase in non-current liabilities at December 31, 2009.

OUTSTANDING DEBT, AT YEAR-END

	Totals	
	2009	2008
<u>Business Type</u>		
Meadow Landing North	\$874,841	\$914,540
Twin Creeks	-	166,335
Authority Mgmt	490,416	547,209
Authority Mgmt	526,200	526,200
CDBG	20,000	20,000
FSS Escrow	210,199	197,409
Rehab General	3,758,277	3,239,132
 Total Debt	5,879,933	5,610,825
 Less: Current Portion	(98,182)	(1,016,426)
 Total Non-Current Debt	\$5,781,751	\$4,594,399

ECONOMIC FACTORS

Significant economic factors affecting the Authority are as follows:

- Federal funding of the Department of Housing and Urban Development
- Local labor supply and demand, which can affect salary and wage rates
- Local inflation and employment trends, which can affect resident incomes and therefore the amount of rental income
- Inflationary pressure on utility rates, supplies and other costs

FINANCIAL CONTACT

The individual to be contacted regarding this report is Doreen Quane, CPA, Chief Financial Officer of the Chesapeake Redevelopment and Housing Authority. Specific requests may be submitted to Doreen Quane, Chesapeake Redevelopment and Housing Authority, 1468 S. Military Highway, Chesapeake VA 23320-2604.

Chesapeake Redevelopment and Housing Authority
Statement of Net Assets
December 31, 2009

ASSETS

	2009	2008
<u>Current Assets</u>		
Cash and cash equivalents	\$ 6,816,583	\$ 6,308,882
Accounts receivable - PHA programs	89,021	79,644
Accounts receivable - HUD	175,361	144,745
Accounts receivable, gross	63,945	69,045
Less allowance for doubtful accounts	(18,100)	(40,716)
Accounts receivable, other	513,168	720,521
Inventories	1,351	1,351
Prepays	109,231	24,269
Total Current Assets	7,750,560	7,307,741
<u>Restricted Assets</u>		
FSS escrow	210,199	197,409
Tenant security deposits	137,763	141,213
HAP funds	956,004	980,683
Modernization	8,751	-
Total Restricted Assets	1,312,717	1,319,305
<u>Noncurrent Assets</u>		
Land	1,914,664	2,033,447
Buildings and equipment / Leasehold improvements	41,775,257	41,780,498
Less accumulated depreciation	(28,814,407)	(27,589,773)
Construction in progress	1,264,985	601,140
Total Capital Assets	16,140,499	16,825,312
Note receivable	526,200	526,200
Other assets	5,368,504	4,594,139
Total Other Assets	5,894,704	5,120,339
TOTAL ASSETS	\$ 31,098,480	\$ 30,572,697

LIABILITIES & FUND EQUITY

<u>Current Liabilities</u>		
Accounts payable	389,686	472,615
Accounts payable - HUD	42,225	-
Accrued wages & payroll taxes	120,098	109,355
Accrued compensated absences	178,480	184,863
Accrued liability - other	699,589	658,057
Tenant security deposits & interest	148,333	141,918
Current portion of mortgage payable / lease obligation	98,182	1,016,426
Deferred revenues	42,062	7,081
Other current liabilities	53,374	127,846
Total Current Liabilities	1,772,029	2,718,161
<u>Noncurrent Liabilities</u>		
FSS escrow	210,199	197,409
Notes payable	4,284,477	3,765,332
Mortgage payable / Capital lease obligation	1,267,075	611,658
Other noncurrent liabilities	20,000	20,000
Total Noncurrent Liabilities	5,781,751	4,594,399
TOTAL LIABILITIES	7,553,780	7,312,560
NET ASSETS		
Capital Assets, net of related debt	14,775,242	15,197,228
Restricted Net Assets	913,779	980,683
Unrestricted Net Assets	7,855,679	7,082,226
TOTAL NET ASSETS	23,544,700	23,260,137
TOTAL LIABILITIES AND NET ASSETS	\$ 31,098,480	\$ 30,572,697

See Notes to the Financial Statements

Chesapeake Redevelopment and Housing Authority
Statement of Revenue, Expenses, and Changes in Net Assets
For the Year Ended December 31, 2009

	<u>2009</u>	<u>2008</u>
<u>Operating Revenues</u>		
Management & other fees	\$ 234,042	\$ 209,138
Dwelling rental	2,465,809	2,438,842
Miscellaneous other income	341,798	369,149
Federal operating subsidy & grants	16,018,451	14,578,872
Local grants	-	800,000
Total Operating Revenues	<u>19,060,100</u>	<u>18,396,001</u>
<u>Operating Expenses</u>		
Administrative salaries	1,660,887	1,840,600
Other administrative expenses	465,719	525,814
Tenant/community services	272,432	254,814
Utility expenses	864,548	867,661
Maintenance salaries	405,192	490,651
Maintenance materials	532,963	222,470
Contractual services	1,716,198	1,667,154
Insurance	255,513	284,752
Employee benefits	645,399	701,051
Collection losses	105,109	104,657
PILOT	40,287	43,559
HAP	11,104,378	10,844,505
Depreciation	1,316,543	1,385,690
Total Operating Expenses	<u>19,385,168</u>	<u>19,233,378</u>
Operating Income/(Loss)	<u>(325,068)</u>	<u>(837,377)</u>
<u>Non-operating revenues (expenses)</u>		
Investment income	49,068	147,100
Gain / (loss) on sale of fixed assets	-	1,103
Casualty loss	(62,278)	(38,935)
Interest expense	(63,621)	(76,475)
Net non-operating revenues	<u>(76,831)</u>	<u>32,793</u>
Increase (Decrease) Before Capital Contributions	<u>(401,899)</u>	<u>(804,584)</u>
Capital Contributions	<u>732,359</u>	<u>436,031</u>
Increase/(Decrease) in Net Assets	330,460	(368,553)
Net Assets at Beginning of Year	23,260,137	23,628,690
Prior year adjustment	(45,897)	-
Net Assets at End of Year	<u>\$ 23,544,700</u>	<u>\$ 23,260,137</u>

See Notes to the Financial Statements

Chesapeake Redevelopment and Housing Authority
Statement of Cash Flows
For the Year Ended December 31, 2009

	<u>2009</u>	<u>2008</u>
Cash Flows from Operating Activities:		
Receipts from tenants	\$ 2,336,103	\$ 2,307,939
Receipts operating grants and subsidies	16,248,224	15,342,389
Other receipts	551,817	211,637
Payments for Salaries and Benefits	(2,707,118)	(2,973,180)
Payments for Vendors and Landlords	<u>(15,452,869)</u>	<u>(14,488,360)</u>
Net cash flows provided by operating activities	<u>976,157</u>	<u>400,425</u>
Cash Flows from Capital and Related Financing Activities:		
Expenditures for capital assets and casualty losses	(842,668)	(751,082)
Interest paid on capital debt	(63,621)	(76,475)
Principal payments on notes payable	(262,827)	(190,698)
Capital grant contributions	732,359	436,031
Other receipts (payments)	(62,278)	-
Cash from sale of fixed assets	-	137,918
Net cash flows used in capital and related financing activities	<u>(499,035)</u>	<u>(444,306)</u>
Cash Flows from Investing Activities:		
Notes receivable paid (issued) net	(220,337)	(73,278)
Notes payable issued (paid) net	519,145	-
Investment property sold (purchased)	(343,090)	-
Earnings on investments	49,068	147,100
Escrow and security deposit receipts	<u>19,205</u>	<u>(2,961)</u>
Net cash flows provided (used) by investing activities	<u>23,991</u>	<u>70,861</u>
Net increase in cash	501,113	26,980
Cash at beginning of year	<u>7,628,187</u>	<u>7,601,207</u>
Cash at end of year	<u>\$ 8,129,300</u>	<u>\$ 7,628,187</u>
Reconciliation of operating loss to net cash provided by operating activities:	-	-
Operating income (loss)	\$ (325,068)	\$ (837,377)
Items which did not use cash:		
Depreciation	1,316,543	1,385,690
Bad Debts	105,109	104,657
Working capital changes which provided (used) cash:		
Accounts receivable, net	44,735	(511,999)
Deferred Revenue	34,981	(22,037)
Prepaid expenses	(84,962)	(1,338)
Inventory expenses	-	-
General and other accounts payable	(86,601)	103,786
Accrued expenses and other liabilities	<u>(28,580)</u>	<u>179,043</u>
Net cash provided by operating activities	<u>\$ 976,157</u>	<u>\$ 400,425</u>

See the Notes to the Financial Statements

CHESAPEAKE REDEVELOPMENT AND HOUSING AUTHORITY

NOTES TO FINANCIAL STATEMENTS

FOR THE YEAR ENDING DECEMBER 31, 2009

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Chesapeake Redevelopment and Housing Authority (the "Authority") is a non-profit corporation organized under the laws of the Commonwealth of Virginia ("State") for the purpose of providing adequate housing for qualified low-income individuals in areas where a shortage of such housing exists. To accomplish this purpose, the Authority has entered into annual contribution contracts with the U.S. Department of Housing and Urban Development ("HUD") to be the administrator of housing related programs described herein.

B. Reporting Entity

The Chesapeake Redevelopment and Housing Authority is a public body created under the authority of the general statutes of the Commonwealth of Virginia. The Authority was created for the purpose of providing decent, safe and sanitary housing for the low-income citizens of Chesapeake, Virginia.

Appointment of the Governmental Authority – The Authority is governed by a Board of Commissioners appointed by the City of Chesapeake ("City"), Virginia and has governance responsibilities over all activities related to low-income public housing within the city.

Designation of Management – The Board of Commissioners has decision making authority and the power to designate management.

Ability to Significantly Influence Operations – The Board of Commissioners has the responsibility to significantly influence operations. This authority includes, but is not limited to, adoption of the budget, control over all assets (including facilities and properties), signing contracts, and developing programs.

Financial Benefits or Burdens – The City provides no financial support to the Authority and is not responsible for the debts or entitled to the surpluses. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

B. Reporting Entity - Continued

Other Criteria – Although the City appoints the governing board of the Authority, no other criteria established by the Governmental Accounting Standards Board (“GASB”) Code 2100.120-136 for inclusion of the Authority in the financial reports of the City are met. A separate financial report is prepared for the Authority.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the “enterprise fund” in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

The Authority’s programs are grouped under three categories: real estate management programs, federally subsidized programs, and grant subrecipient programs. The programs within each category are described below.

Federally Subsidized Programs:

Low-Income Public Housing – Funding for housing communities was acquired through advances from HUD. The objective of the program is to provide decent, safe, and sanitary housing and related facilities for eligible low-income families and the elderly. Grants based on housing needs are provided to the Authority by HUD to ensure the low-income character of the property. Capital grants to improve the physical condition and management of low-income public housing units are reported under the low-income public housing program.

Housing Choice Voucher Program – This program, previously known as Section 8, was created to help low-income families obtain decent, safe and sanitary housing through a system of rental subsidies. HUD entered into an Annual Contributions Contract (ACC) with the Authority, and the Authority enters into housing assistance payment contracts with owners of private dwellings. The owners rent housing to eligible low-income families who typically pay the higher of 30 percent of adjusted income, 10 percent of gross income, or the portion of welfare assistance designated to meet housing costs for rent. The Authority pays the remaining portion of rent to the owner.

Capital Fund Stimulus Grant Program – Funding for capital improvements to public housing properties was provided in an effort to stimulate the economy and provide jobs to the American public.

Capital Fund Competitive Grant Program – This grant was awarded for a major rehabilitation of Schooner Cove, a public housing community.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

B. Reporting Entity - Continued

ROSS Self Sufficiency Grant Program – This program promotes self-sufficiency through grant funding for a coordinator position and training opportunities for public housing residents.

Grant Subrecipient Programs:

HOME Program – The objectives of this program are to expand the supply of affordable housing, particularly rental housing, for low and very low-income Americans; strengthen the abilities of state and local governments to design and implement strategies for achieving adequate supplies of decent affordable housing; provide both financial and technical assistance to participating jurisdictions, including the promotion of model programs to develop affordable low-income housing; and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, dedicated to the goal of improving affordable housing.

Community Development Block Grant Program (CDBG) – This program aims to promote viable urban communities by providing decent housing and a suitable living environment, and by expanding economic opportunities to persons of low and moderate income.

Rehabilitation General – This program is used to account for loans provided to low-income citizens to rehabilitate their homes. Funding for the loans was made available through CDBG and HOME funds.

Rehabilitation Escrow Loans and Grants – This program was used to track funds held in escrow for various purposes. Presently, the program is used to account for revenues and administrative expenses related to loan processing.

South Norfolk – This program was established to account for costs related to the South Norfolk redevelopment plan. Funding for the program was provided by the City of Chesapeake.

Community Revitalization – This grant was provided by the City of Chesapeake for revitalization efforts in the South Norfolk area.

Neighborhood Stabilization Program – The purpose of the program is to stabilize neighborhoods that have a high foreclosure rate through the acquisition, rehabilitation and resale of residential foreclosed homes.

Real Estate Management Programs:

Master Revolving Fund – This fund maintains the Authority's primary checking account, which is used to pay expenses for the Authority's other programs. The fund is regularly reimbursed by the other programs for expenses paid on their behalf.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

B. Reporting Entity - Continued

Narrow Street – This is a 6-unit non-subsidized housing project owned by the Authority.

Anderson Apartments – This is a 4-unit non-subsidized housing project owned by the Authority.

Authority Management Services – This program is used to track central office costs and management service fee revenue earned from internal programs, outside affordable housing properties, and tax credit programs.

Twin Creeks – This is an 18-unit non-subsidized housing project owned by the Authority.

Meadow Landing North – This is a 40-unit non-subsidized housing project owned by the Authority.

Meadow Landing South – This is a parcel of land considered for future development.

Geneva Square – This is a 120-unit non-subsidized housing project owned by the Authority.

Affordable Housing Development – This program was established to buy property and build affordable homes for Chesapeake citizens.

Component Units – In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Section 2100 and 2600 of the Codification of Governmental Accounting and Financial Reporting Standards and Statement No. 14 (amended) of the Governmental Accounting Board: The Financial Reporting Entity*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable.

The Authority has an interest in Oakdale Square, a limited partnership, which does not meet the criteria to be considered a component unit.

Oakdale Square, L.P. - is a Virginia limited partnership formed in 2005 to construct and operate residential rental apartment buildings known as Oakdale Square Apartments in Chesapeake, Virginia. Oakdale Square apartment buildings were completed and available for rental on December 9, 2005. As of December 31, 2009,

NOTES TO FINANCIAL STATEMENTS – CONTINUED

B. Reporting Entity – Continued

the Authority had a .009% interest as the general partner, Chesapeake-Oakdale Square L.L.C. The remaining partners are the Virginia Affordable Housing Management Corporation with a .001% limited partner interest, the Housing Equity Fund of Virginia X, LLC with a 64.99% limited partner interest and Housing Equity Fund of Virginia IX, LLC with a 35% limited partner interest. A copy of the financial statements may be obtained by writing to Chesapeake Redevelopment and Housing Authority at 1468 S. Military Highway, Chesapeake, Virginia 23320.

C. Basis of Accounting

The Authority's financial statements are prepared in accordance with GASB Statement No. 34, *Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments* ("Statement").

The statement requires the basic financial statement to be prepared using the economic resources measurement focus and the accrual basis of accounting, and requires the presentation of a Statement of Net Assets, a Statement of Revenues, Expenses, and Changes in Net Assets, and a Statement of Cash Flows. The Statement also requires the Authority to include Management's Discussion and Analysis as part of Required Supplementary Information.

The Authority has also adopted GASB No. 33, *Accounting and Financial Reporting for Nonexchange Transactions*. This statement establishes an accounting and financial reporting standard for nonexchange transactions including financial or capital resources. The Authority's primary source of nonexchange revenue relates to grants and subsidies. Grant and subsidy revenue are recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

In accordance with GASB Statement No. 20, *Accounting and Financial Reporting for Proprietary Funds and Other Governmental Activities that use Proprietary Fund Accounting*, the Authority has elected to apply all applicable Governmental Accounting Standards Board pronouncements as well as pronouncements issued by the Financial Accounting Standards Board on or before November 30, 1989, and those issued after November 30, 1989 except for those that conflict with or contradict Governmental Accounting Standards Board pronouncements.

D. Cash and cash equivalents

Cash equivalents consist principally of demand deposits, certificates of deposit and repurchase agreements. They are stated at cost, which approximates market value. All funds on deposit are federal treasury accounts or are fully collateralized in accordance with requirements of the U.S. Department of Housing and Urban Development and mature in three months or less.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

E. Land, Structures and Equipment

Land, structures and equipment are recorded at cost, which is comprised of initial development costs, property betterments and additions, and modernization program costs. The Authority depreciates these assets over their useful lives using the straight-line method of depreciation. Estimated useful lives for depreciable assets range from 3 to 30 years.

F. Income Taxes

The Authority is funded by federal sources and, as such, is exempt from income taxes. Expenses for payments in lieu of taxes (real estate taxes) were \$40,287 in 2009, and are included in general and administrative expenses in the statement of revenues, expenses and changes in net assets. The Authority accrues for unpaid amounts due at year-end.

G. Prepaid Items

Payments made to vendors for goods or services that will benefit periods beyond the fiscal year-end are recorded as prepaid items.

H. Accounts Receivable

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for all accounts which may not be collected in the future.

I. Inter-program Receivables and Payables

Inter-program receivables/payables are current, and are the result of the use of the Master Revolving Fund as the common paymaster for the Authority's expenses. Cash settlements are regularly disbursed, and all inter-program balances net zero.

J. Long-term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the Authority's statement of net assets.

K. Accrued Liabilities

The Authority recognizes a liability for goods and services received, but not yet paid at year-end.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

L. Deferred Revenue

The Authority's deferred revenue primarily consists of the receipt of administrative fees applicable to future periods.

M. Equity Classifications

Equity is classified as net assets and displayed in three components:

Invested in Capital Assets, Net of Related Debt – Consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted Net Assets – Consists of net assets with constraints placed on their use either by external groups such as creditors, grantors, contributors, laws or regulations of other governments or by law through constitutional provisions or enabling legislation.

Unrestricted Net Assets – All other net assets that do not meet the definition of "restricted" or "invested in capital assets, net of related debt".

N. Risk Management

Significant losses are covered by commercial insurance for all major programs. For insured programs, there have been no significant reductions in insurance coverage. Settlement amounts have not exceeded insurance coverage, except for deductibles, for the current year or the three prior years.

O. Use of Management's Estimates

The preparation of financial statements in accordance with generally accepted accounting principles in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period.

Significant estimates include the allowance for doubtful accounts, accrued expenses and liabilities, depreciable lives of property and equipment, amortization of leasehold improvements, estimated liability arising from injuries to persons, environmental accrual and contingencies. Actual results could differ significantly from those estimates.

NOTES TO FINANCIAL STATEMENTS - CONTINUED

2. DEPOSITS AND INVESTMENTS

Custodial Credit Risk – The Authority policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or the guarantee of principal and interest by the U. S. Government.

Interest Rate Risk – The Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposures to fair value losses arising from interest rate volatility.

The U.S. Department of HUD requires housing authorities to invest excess funds in obligations of the U.S., certificates of deposit or any other federally insured investments.

HUD also requires that deposits be fully collateralized at all times. Acceptable collateralization includes FDIC/FSLIC insurance and the market value of securities purchased and pledged to the political subdivision. Pursuant to HUD restrictions, obligations of the United States are allowed as security deposits. Obligations furnished as security must be held by the Authority or with an unaffiliated bank or trust company for the account of the Authority. It is the Authority's policy to maintain collateralization in accordance with state and HUD requirements. The three credit risk categories for deposits are:

1. Insured or collateralized with securities held by the entity or by its agent (correspondent bank or Federal Reserve Bank) in the entity's name.
2. Collateralized with securities held by the pledging financial institution trust department or agent in the entity's name.
3. Uncollateralized or collateralized with securities held by the pledging financial institution or by its trust department or agent, but not in the entity's name.

At December 31, 2009, the carrying amount of the Authority's cash and cash equivalents (including restricted cash) was \$8,129,300, and the bank balance was \$9,147,128. All funds are covered by federal depository insurance, invested in U. S. Treasury obligations or collateralized with securities held by the Authority's agent in the Authority's name (\$386,966 in FDIC insurance, \$953,077 in U.S. Treasury obligations, \$6,789,057 in securities held in the Authority's name, and \$200 in petty cash). The Authority is authorized to invest in time deposits, certificates of deposits and obligations of the U.S. Treasury.

At December 31, 2009 all funds were category 1 and are reflected in cash and cash equivalents.

3. ACCOUNTS RECEIVABLE

Accounts Receivable – PHA Programs

Receivable represents amounts due to the Authority from other housing authorities through the portability feature of the housing choice voucher program. The balance totaled \$79,644 at December 31, 2008 and \$89,021 at December 31, 2009.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

3. ACCOUNTS RECEIVABLE - CONTINUED

Accounts Receivable – HUD

Receivable is a result of reimbursement from grant program expenses and housing choice voucher administrative expenses due from HUD. Accounts receivable – HUD was \$144,745 at December 31, 2008 and \$175,361 at December 31, 2009.

Accounts Receivable – Tenants

Receivable from tenants, net of allowance for doubtful accounts, amounted to \$28,329 at December 31, 2008 and \$45,845 at December 31, 2009. These amounts are net of an allowance of \$40,716 and \$18,100 for 2008 and 2009 respectively.

Accounts Receivable - Other

Receivable consists of utility expense reimbursement from a day care facility and other housing developments, and grant reimbursement from the City of Chesapeake for CDBG, HOME and Neighborhood Stabilization program expenses. The balance was \$720,521 at December 31, 2008 and \$513,168 at December 31, 2009.

The Authority considers all these amounts fully collectible, and accordingly, has made no allowance for doubtful accounts with the exception of allowances made on tenant receivables.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

4. LAND, STRUCTURES, AND EQUIPMENT

A summary of the changes in land, structures, and equipment at December 31, 2009 and December 31, 2008 is as follows:

Description	Balance at Jan 1, 2009	Additions and other increases	Retirements and other decreases	Balance at Dec 31, 2009
Land	\$ 2,033,447	\$ 92,155	\$ (210,938)	\$ 1,914,664
Construction in progress	601,140	763,400	(99,555)	1,264,985
Total Non-depreciable assets	<u>2,634,587</u>	<u>855,555</u>	<u>(310,493)</u>	<u>3,179,649</u>
Buildings	39,062,706	35,212		39,097,918
Furniture & Equipment	2,117,345	51,456	(91,909)	2,076,892
Facilities & other improvements	<u>600,447</u>			<u>600,447</u>
Total Capital Assets	44,415,085	942,223	(402,402)	44,954,906
Less: accumulated depreciation	<u>(27,589,773)</u>	<u>91,909</u>	<u>(1,316,543)</u>	<u>(28,814,407)</u>
Net capital assets	<u>\$ 16,825,312</u>	<u>\$ 1,034,132</u>	<u>\$ (1,718,945)</u>	<u>\$ 16,140,499</u>

Description	Balance at Jan 1, 2008	Additions and other increases	Retirements and other decreases	Balance at Dec 31, 2008
Land	\$ 1,885,499	\$ 210,938	(62,990)	\$ 2,033,447
Construction in progress	985,329	466,954	(851,143)	601,140
Total Non-depreciable assets	<u>2,870,828</u>	<u>677,892</u>	<u>(914,133)</u>	<u>2,634,587</u>
Buildings	39,136,529		(73,823)	39,062,706
Furniture & Equipment	1,676,461	519,142	(78,258)	2,117,345
Facilities & other improvements	<u>234,191</u>	<u>366,256</u>		<u>600,447</u>
Total Capital Assets	43,918,009	1,563,290	(1,066,214)	44,415,085
Less: accumulated depreciation	<u>(26,282,339)</u>	<u>78,256</u>	<u>(1,385,690)</u>	<u>(27,589,773)</u>
Net capital assets	<u>\$ 17,635,670</u>	<u>\$ 1,641,546</u>	<u>\$ (2,451,904)</u>	<u>\$ 16,825,312</u>

NOTES TO FINANCIAL STATEMENTS – CONTINUED

5. NOTES RECEIVABLE

Notes Receivable at December 31, 2009 and 2008 are as follows:

Real Estate Management: \$526,200 unsecured note receivable from Hampton Roads Development Corporation. There are no set repayment terms.

	<u>2009</u>	<u>2008</u>
Notes Receivable	\$526,200	\$526,200
Total	526,200	526,200
Less: current portion	<u>-</u>	<u>-</u>
Notes Receivable, excluding current portion	<u>\$526,200</u>	<u>\$526,200</u>

Other non-current assets total \$5,368,504, comprised of receivables for \$725,000 Oakdale Square deferred development fees, \$315,381 Oakdale Square construction costs, property of \$554,028 acquired for purpose of resale, and approximately 147 homeownership and rehabilitation loans totaling \$3,774,095.

6. COMPENSATED ABSENCES

Compensated absences are those absences for which employees will be paid, such as vacation leave. A liability for compensated absences that are attributable to services already rendered, and that are not contingent on a specific event that is outside the control of the Authority and its employees, is accrued as employees earn the rights and benefits.

7. CAPITAL LEASE

The Authority entered into a capital lease in 2005 for telephone equipment. The assets and liabilities under the lease are recorded at the present value of the minimum lease payments. The total amount of the asset recorded in furniture and equipment was \$29, 223, and it is amortized over its useful life of five years.

The future minimum lease payments are as follows:

	<u>2009</u>	<u>2008</u>
Total minimum lease payments	\$ 4,412	\$ 11,030
Less: amount representing interest	(82)	(468)
Present value of minimum lease payments	4,330	10,562
Less: current portion	(4,330)	(5,700)
Obligations under capital lease excluding current portion	\$ -	\$ 4,862

NOTES TO FINANCIAL STATEMENTS -- CONTINUED

8. PENSION PLAN

The Authority participates in the Virginia Retirement System (VRS), which is a public pension system enacted by the Virginia Legislature under Title 15.1 of the Code of Virginia Chapters 1-7 and 10. The plan is a cost sharing, multiple-employer defined benefit pension plan that provides retirement, disability, and death benefits for public employees. VRS issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information. A copy of the report may be downloaded from VRS's web site at <http://www.varetire.org/Pdf/2006AnnuRept.pdf> or obtained by mail from the Virginia Retirement System, P.O. Box 2500, Richmond, Virginia 23218-2500. Those eligible to participate in the plan include employees of the state, any participating Virginia city, county, town, political subdivision or local Virginia school division. Once a local government elects to be covered by the plan, the local government is subject to all laws and regulations that govern the plan. An individual employed by an employer that participates in the plan must become a member on the first day of employment. Membership in the plan cannot be discontinued apart from termination of employment at which time the member may elect to leave their portion of contributions with VRS or withdraw their accumulated contributions (contributions plus accrued interest). Benefits vest after five years of service. Employees are eligible for an unreduced retirement benefit at age 65 with 5 years of service payable monthly for life in an amount equal to 1.7 percent of their average final compensation (AFC) for each year of credited service. Benefits are actuarially reduced for retirees who retire prior to becoming eligible for full retirement benefits. In addition, retirees qualify for an annual cost-of-living adjustment (COLA) beginning in their second year of retirement. The COLA is limited to 5% per year. AFC is defined as the highest consecutive 36 months of reported compensation.

At June 30, 2009, the date of the most recent actuarial valuation, membership in the system was comprised of the following:

	<u>Group</u>
Retirees and beneficiaries currently receiving benefits	30
Active employees	74

The amount shown on the following table, as the Schedule of Funding Progress is a standardized disclosure measure of the funding of the actuarial accrued liability. The measure is the actuarial present value of credited projected benefits and is intended to help users assess the funding status of VRS on a going-concern basis, assess progress made in accumulating sufficient assets to pay benefits when due, and make comparisons among public employees' retirement plans. This measure is independent of the funding method used to determine contributions to VRS.

NOTES TO FINANCIAL STATEMENTS – CONTINUED

PENSION PLAN - CONTINUED

The Funding Progress was determined as part of the most recent actuarial valuation which was performed as of June 30, 2009.

Significant actuarial assumptions used in determining the Funding Progress include: (a) a rate of return on investments of 7.50% compounded annually; (b) projected annual salary increases of 3.75% to 5.60% per year, including inflation at 2.5%; and (c) 5-year smoothed market value valuation method. The June 30, 2009 valuation reflects a change to the asset valuation method, The method used for the prior valuations was a five-year smoothed market value of assets, but not less than 80% or more than 120% of the market value of assets. VRS has elected to suspend this corridor for the 6/30/09 valuation.

The Schedule of Funding Progress at June 30, 2009 is as follows:

Date	Actuarial Value of Assets	Actuarial Accrued Liability	Unfunded AAL	Funded Ratio	Covered Payroll	UAAL as a % of Covered Payroll
6/30/07	\$6,593,297	\$6,091,668	\$(501,629)	108.23%	\$2,355,113	-21.30%
6/30/08	7,186,864	6,922,594	(264,270)	103.82%	2,771,787	-9.53%
6/30/09	7,291,216	7,454,132	162,916	97.81%	2,884,980	5.65%

Annual pension cost for the above three years are as follows:

June 30, 2007	\$239,189
June 30, 2008	\$303,298
June 30, 2009	\$293,452

The System's funding policy provides for actuarially determined periodic contributions at rates that, for individual employees, increase gradually over time so sufficient assets will be available to pay benefits when due. The rate for the Authority's employee group as a whole has tended to remain level as a percentage of annual covered salaries. The contribution rate for normal cost is determined using the entry age normal actuarial cost method with proration based on service. The unfunded liability contributions are determined by subtracting the present value of prospective employer assets held from the present value of expected benefits to be paid by the System.

The contribution of \$210,897 for employees covered under Chesapeake Redevelopment & Housing Authority's operations was made in accordance with actuarially determined requirements computed through an actuarial valuation performed as of June 30, 2007. The Authority's employees are required to contribute 5 percent of their annual compensation to VRS. The Authority is required to contribute

NOTES TO FINANCIAL STATEMENTS – CONTINUED

PENSION PLAN – CONTINUED

the remaining amounts necessary to fund the VRS, using actuarial basis specified by statute. As allowed by GASB, rates are effective for the period beginning two years after the valuation date. The Authority contributes the employees' portion as well as the employer portion. The total employer contributions of \$210,897 represented 8.55% of current year covered payroll. Contributions were a component of normal cost. Contributions for 2007 and 2008 were \$175,499 and \$203,173, respectfully.

There were no legislative changes during the fiscal year ending June 30, 2009 which had a financial impact on the retirement plan.

9. MORTGAGES AND NOTES PAYABLE

A loan agreement with Branch Banking & Trust Company (BB&T) for a revenue refunding bond in the amount of \$884,673 dated September 30, 2009 to refinance the debt on Meadow Landing North. The fifteen-year bond bears interest on outstanding principal at the rate of five and two one hundredths percent (5.02%) per annum, with a maturity date of October 1, 2024, with principal and interest payable monthly in arrears on the 1st day of each month. The bond is secured by a deed of trust on the apartment complex at 3003 Fireside Drive in Chesapeake, Virginia. Monthly payment for principal and interest is \$7,006.13, and the principal balance outstanding at December 31, 2009 was \$874,841.

A \$589,049.44 loan agreement with Branch Banking & Trust Company (BB&T) for a revenue refunding bond dated November 27, 2007. The interest rate on the ten year loan is 4.26% with principal and interest payable monthly in arrears on the first day of each month until the maturity date of November 27, 2017. Bond proceeds were used to refinance the debt related to the acquisition, construction, renovation and equipping of the Authority's office building. The bond is secured by a deed of trust on the office complex at 1468 South Military Highway in Chesapeake, Virginia as well as an assignment of leases, rents and profits from the property rents and profits from the property. The balance at December 31, 2009 was \$486,086.

Maturities over the next several years are as follows:

Fiscal Year	Principal	Interest	Balance Due
2010	\$ 93,851	\$ 62,665	\$ 1,267,076
2011	98,254	58,262	1,168,822
2012	102,865	53,651	1,065,957
2013	107,694	48,823	958,263
2014	112,751	43,765	845,512
2015-2024	845,512	185,498	-
Total Payments	\$ 1,360,927	\$ 452,664	

NOTES TO FINANCIAL STATEMENTS – CONTINUED

MORTGAGES AND NOTES PAYABLE - CONTINUED

Other long-term notes payable are residential local loans and deferred payment loans from HOME and CDBG programs payable to the City of Chesapeake. Deferred payment loans provided to homeowners for down payment assistance and home repairs are due in 30 years unless earlier payment is made in accordance with the deed of trust. When the Authority receives payment, funds are forwarded to the City of Chesapeake to be used in HOME and CDBG programs. The aggregate amount of the loans noted in these programs at December 31, 2009 was \$3,758,277. These long-term notes payable are offset by assets in long-term notes receivable in the amount of \$3,774,095, and if the notes receivable are not collected, the notes payable are not payable to the City. Neither the notes payable nor receivable accrue interest.

There is also an unsecured interest free note payable to the City of Chesapeake with no maturity date in the amount of \$526,200 at December 31, 2009.

A summary of long term liabilities is as follows at December 31, 2009 and 2008:

	<i>Balance</i>			<i>Balance</i>
	<i>January 1, 2009</i>	<i>Increase</i>	<i>Decrease</i>	<i>December 31, 2009</i>
Mortgage Notes Payable	\$ 1,617,522	\$ -	\$ 256,595	\$ 1,360,927
Capital Leases	10,562		6,232	4,330
FSS Escrows	197,409	12,790		210,199
Other Notes & Liabilities	3,785,332	527,991	8,846	4,304,477
Less: Current Portion	<u>(1,016,426)</u>		<u>(918,244)</u>	<u>(98,182)</u>
Long Term Liabilities	<u>\$ 4,594,399</u>	<u>\$540,781</u>	<u>\$ (646,571)</u>	<u>\$ 5,781,751</u>

	<i>Balance</i>			<i>Balance</i>
	<i>January 1, 2008</i>	<i>Increase</i>	<i>Decrease</i>	<i>December 31, 2008</i>
Mortgage Notes Payable	\$ 1,751,011	\$ -	\$ 133,489	\$ 1,617,522
Capital Leases	16,970		6,408	10,562
FSS Escrows	209,551		12,142	197,409
Other Notes & Liabilities	3,555,702	280,431	50,801	3,785,332
Less: Current Portion	<u>(190,191)</u>	<u>(826,235)</u>		<u>(1,016,426)</u>
Long Term Liabilities	<u>\$ 5,343,043</u>	<u>\$(545,804)</u>	<u>\$202,840</u>	<u>\$ 4,594,399</u>

NOTES TO FINANCIAL STATEMENTS - CONTINUED

10. OTHER NON-CURRENT LIABILITIES

Other non-current liabilities at December 31, 2009 consist of escrow amounts due to participants in the Family Self Sufficiency (FSS) program in the amount of \$210,199 and reimbursement owed to the City of Chesapeake in the amount of \$20,000 for an advance to establish the CDBG and HOME programs. The advance will be paid back to the City in the event the programs are terminated.

11. CONTINGENCIES

The Authority is subject to examinations made by federal and state authorities to determine compliance with terms, conditions, laws and regulations governing grants given to the Authority in current and prior years. Results of these examinations could affect funding levels.

12. LEASING ACTIVITIES

The Authority is the lessor of dwelling units mainly to low-income residents. The rents under the leases are determined generally by the resident's income as adjusted for eligible deductions regulated by HUD, although the resident may opt for a flat rent. Leases may be cancelled by the lessee at any time. The Authority may cancel the lease only for cause. Revenues associated with leases are recorded in the financial statements and schedules as "Rental Revenue". Rental revenue per dwelling unit generally remains consistent from year to year, but is affected by general economic conditions which impact personal income and local job availability.

13. ECONOMIC DEPENDENCY

The Authority is economically dependent on annual grants from HUD. The programs operate at a loss prior to receiving the grants.

14. RESTRICTED NET ASSETS

Restricted net assets are comprised of unexpended HAP funds which may only be used for future year housing assistance payments under the Housing Choice Voucher program. Unrestricted net assets may be used for any purpose.

15. CONTRACTUAL COMMITMENTS

The Authority had Outstanding Contractual Commitments as of the Balance Sheet Date as follows:

<u>Type Commitment</u>	<u>Amount</u>
None of Significance	

NOTES TO FINANCIAL STATEMENTS – CONTINUED

16. DEFERRED REVENUES

Deferred revenues consist of administrative grant fees received in advance. At December 31, 2009 deferred revenues were \$42,062.

17. CONCENTRATION OF RISK

The Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

18. SUBSEQUENT EVENTS

In preparing financial statements, management evaluated subsequent events through September 28, 2010, the date of the financial statements were issued.

**Chesapeake Redevelopment and Housing Authority
Combined Statement of Net Assets - All Enterprise Funds
December 31, 2009**

	<u>Real Estate Management</u>	<u>Federally Subsidized Programs</u>	<u>Grant Subrecipient Programs</u>	<u>Interfund Elimination</u>	<u>Total Enterprise Funds</u>
ASSETS					
<u>Current Assets</u>					
Cash and cash equivalents	\$ 3,766,490	\$ 1,860,021	\$ 1,190,072	\$ -	\$ 6,816,583
Accounts receivable - PHA programs		89,021			89,021
Accounts receivable - HUD		175,361			175,361
Accounts receivable, gross	33,896	30,049	-		63,945
Less allowance for doubtful accounts	(13,213)	(4,887)	-		(18,100)
Accounts receivable, other	281,115	4,463	227,590		513,168
Inventories	1,351				1,351
Prepays	29,290	79,941	-		109,231
Accounts receivable-interfunds	1,064,586	130,551	-	(1,195,137)	-
Total Current Assets	<u>5,163,515</u>	<u>2,364,520</u>	<u>1,417,662</u>	<u>(1,195,137)</u>	<u>7,750,560</u>
<u>Restricted Assets</u>					
FSS escrow	-	210,199	-		210,199
Tenant security deposits	92,874	44,889	-		137,763
HAP funds		958,004			958,004
Modernization		8,751			8,751
Total Restricted Assets	<u>92,874</u>	<u>1,219,843</u>	<u>-</u>	<u>-</u>	<u>1,312,717</u>
<u>Noncurrent Assets</u>					
Land	952,381	870,128	92,155		1,914,664
Buildings and equipment	10,571,407	30,480,407	122,996		41,174,810
Leasehold improvements	185,127	402,770	12,550		600,447
Less accumulated depreciation	(5,836,001)	(22,902,934)	(75,472)		(28,814,407)
Construction in progress	54,350	1,210,635	-		1,264,985
Total Capital Assets	<u>5,927,264</u>	<u>10,061,006</u>	<u>152,229</u>	<u>-</u>	<u>16,140,499</u>
Note receivable	526,200	-	-		526,200
Other assets	1,040,381	-	4,328,123		5,368,504
Total Other Assets	<u>1,566,581</u>	<u>-</u>	<u>4,328,123</u>	<u>-</u>	<u>5,894,704</u>
TOTAL ASSETS	<u>\$ 12,750,234</u>	<u>\$ 13,645,369</u>	<u>\$ 5,898,014</u>	<u>\$ (1,195,137)</u>	<u>\$ 31,098,480</u>
LIABILITIES & FUND EQUITY					
<u>Current Liabilities</u>					
Accounts payable	150,806	226,305	12,575		389,686
Accounts payable - HUD		42,225			42,225
Accrued wages & payroll taxes	47,100	57,172	15,826		120,098
Accrued compensated absences	71,554	88,773	18,153		178,480
Accrued liability - other	1,245	698,344			699,589
Tenant security deposits & interest	103,444	44,889	-		148,333
Current portion of mortgage payable	93,852	-	-		93,852
Current portion of lease obligation	4,330	-	-		4,330
Current portion of notes payable					-
Deferred revenues	42,062	-			42,062
Accounts payable-interfunds	901,083	129,423	164,631	(1,195,137)	-
Other current liabilities	51,961	1,413	-		53,374
Total Current Liabilities	<u>1,467,437</u>	<u>1,288,544</u>	<u>211,185</u>	<u>(1,195,137)</u>	<u>1,772,029</u>
<u>Noncurrent Liabilities</u>					
FSS escrow	-	210,199	-		210,199
Capital lease obligation	-				-
Notes payable	526,200	-	3,758,277		4,284,477
Mortgage payable	1,267,075	-	-		1,267,075
Other noncurrent liabilities			20,000		20,000
Total Noncurrent Liabilities	<u>1,793,275</u>	<u>210,199</u>	<u>3,778,277</u>	<u>-</u>	<u>5,781,751</u>
TOTAL LIABILITIES	<u>3,260,712</u>	<u>1,498,743</u>	<u>3,989,462</u>	<u>(1,195,137)</u>	<u>7,553,780</u>
NET ASSETS					
Capital Assets, net of related debt	4,562,007	10,061,006	152,229		14,775,242
Restricted Net Assets		913,779			913,779
Unrestricted Net Assets	4,927,515	1,171,841	1,756,323		7,855,679
TOTAL NET ASSETS	<u>9,489,522</u>	<u>12,146,626</u>	<u>1,908,552</u>	<u>-</u>	<u>23,544,700</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 12,750,234</u>	<u>\$ 13,645,369</u>	<u>\$ 5,898,014</u>	<u>\$ (1,195,137)</u>	<u>\$ 31,098,480</u>

See Notes to the Financial Statements

Chesapeake Redevelopment and Housing Authority
Real Estate Management
Combining Statement of Net Assets
December 31, 2009

	Authority Management Services	Geneva Square	Meadow Landing North	Meadow Landing South	Twin Creeks	Narrow Street	Anderson Apartments	Affordable Housing Development	Master Revolving	Total Real Estate Management
ASSETS										
<u>Current Assets</u>										
Cash and cash equivalents	\$ 256,574	\$ 3,117,618	\$ 6,753		\$ 15,667	\$ 43,863	\$ 117,383		\$ 208,632	\$ 3,766,490
Accounts receivable, gross		14,609	18,027		1,046	214				33,896
Less allowance for doubtful accounts		(3,905)	(8,735)		(573)					(13,213)
Accounts receivable, other	267,297		14	7,550						281,115
Inventories	1,351								8,254	1,351
Prepays	5,667	10,560	4,208		1,833	3,419	3,603			29,290
Accounts receivable-interfunds	176,863	486,575	20,000		20,000	2,000				1,064,586
Total Current Assets	707,752	3,825,457	40,267	7,550	37,973	49,496	120,986	-	574,034	5,163,615
<u>Restricted Assets</u>										
Tenant security deposits		76,077	5,436		7,955	2,658	750			92,874
Total Restricted Assets	-	76,077	5,436	-	7,955	2,658	750	-	-	92,874
<u>Noncurrent Assets</u>										
Land	433,762	77,919	118,000		128,700	51,000	23,000	120,000		952,381
Buildings and equipment	506,245	7,948,629	1,334,763		466,408	171,273	144,091			10,571,407
Leasehold improvements		164,715			20,412					185,127
Less accumulated depreciation	(347,588)	(4,289,356)	(784,263)		(227,043)	(100,380)	(77,371)			(5,836,001)
Construction in progress	52,584							1,766		54,350
Total Capital Assets	645,003	3,901,907	658,500	-	388,475	121,893	89,720	121,766	-	5,927,264
Note receivable	526,200									526,200
Other assets	725,000								315,381	1,040,381
Total Other Assets	1,251,200	-	-	-	-	-	-	-	315,381	1,566,581
TOTAL ASSETS	\$ 2,603,955	\$ 7,603,441	\$ 704,203	\$ 7,550	\$ 434,403	\$ 174,045	\$ 211,456	\$ 121,766	\$ 889,415	\$ 12,750,234
LIABILITIES & FUND EQUITY										
<u>Current Liabilities</u>										
Accounts payable	\$ 20,929	\$ 30,087	\$ 23,349		\$ 3,388	\$ 1,336	\$ 340		\$ 71,377	\$ 150,808
Accrued wages & payroll taxes	38,484	4,782	2,481		933	271	149			47,100
Accrued compensated absences	63,135	4,178	2,446		1,485	183	127			71,554
Accrued liability - other									1,245	1,245
Tenant security deposits & interest		76,077	16,006		7,955	2,658	750			103,444
Current portion of mortgage payable	52,758		41,094							93,852
Current portion of lease obligation	4,330									4,330
Deferred revenues	42,062									42,062
Accounts payable-interfunds			7,405	7,550	118,309	716	273	1,766	765,064	901,083
Other current liabilities		232							51,729	51,961
Total Current Liabilities	221,698	115,356	92,761	7,550	132,070	5,162	1,639	1,766	889,415	1,467,437
<u>Noncurrent Liabilities</u>										
Capital lease obligation										
Note payable	526,200									526,200
Mortgage payable	433,328		833,747							1,267,075
Total Noncurrent Liabilities	959,528	-	833,747	-	-	-	-	-	-	1,793,275
TOTAL LIABILITIES	1,181,226	115,356	926,528	7,550	132,070	5,162	1,639	1,766	889,415	3,260,712
NET ASSETS										
Capital Assets, net of related debt	154,587	3,901,907	(216,341)		388,475	121,893	89,720	121,766		4,582,007
Unrestricted Net Assets	1,268,142	3,586,178	(5,984)		(86,142)	46,990	120,097	(1,766)		4,927,515
TOTAL NET ASSETS	1,422,729	7,488,085	(222,325)	-	302,333	168,883	209,817	120,000	-	9,489,522
TOTAL LIABILITIES AND NET ASSETS	\$ 2,603,955	\$ 7,603,441	\$ 704,203	\$ 7,550	\$ 434,403	\$ 174,045	\$ 211,456	\$ 121,766	\$ 889,415	\$ 12,750,234

See Notes to the Financial Statements

Chesapeake Redevelopment and Housing Authority
Federally Subsidized Programs
Combining Statement of Net Assets
December 31, 2009

	Public Housing Program Broadlawn	Public Housing Program MacDonald Manor	Public Housing Program Schooner Cove	Public Housing Program Owens Village	Public Housing Program Peaceful Village	Total Public Housing Program	Housing Choice Voucher Program	ROSS Self Suffice Grants	Capital Fund Stimulus Grant	Capital Fund Competitive Grant	Total Federally Subsidized Programs
ASSETS											
Current Assets											
Cash and cash equivalents	\$ 488,267	\$ 426,375	\$ 129,193	\$ 299,424	\$ 155,120	\$ 1,498,379	\$ 361,642				\$ 1,860,021
Accounts receivable - PHA programs							89,021				89,021
Accounts receivable - HUD	6,458	8,832	667	1,569	28,806	44,132		5,960	114,231	6,038	175,361
Accounts receivable, gross	15,502	4,606	1,040	4,551	4,350	30,049					30,049
Less allowance for doubtful accounts	(2,240)	(139)	(242)	(689)	(1,577)	(4,887)					(4,887)
Accounts receivable, other	4,463					4,463					4,463
Prepays	38,337	10,578	9,451	12,771	10,591	79,728	213				79,941
Accounts receivable-interfunds	54,865	36,434	5,217	5,521	28,514	130,551					130,551
Total Current Assets	603,652	486,486	145,326	323,147	223,804	1,782,415	455,876	5,960	114,231	6,038	2,364,520
Restricted Assets											
FSS escrow	2,710	10,014	965	4,606	16,434	34,729	175,470				210,199
Tenant security deposits & interest	17,326	14,130	2,268	5,612	5,553	44,889					44,889
HAP funds							956,004				956,004
Modernization								8,751			8,751
Total Restricted Assets	20,036	24,144	3,233	10,218	21,987	79,618	1,131,474	-	8,751	-	1,219,643
Noncurrent Assets											
Land	98,877	458,000	174,233	141,218		870,128					870,128
Buildings and equipment	14,818,024	6,867,537	1,329,792	2,771,401	4,853,525	30,440,279	40,128				30,480,407
Leasehold improvements	85,938	263,370	10,539		42,923	402,770					402,770
Less accumulated depreciation	(12,634,090)	(8,284,288)	(880,839)	(1,289,340)	(1,974,249)	(22,862,806)	(40,128)				(22,902,934)
Construction in progress	212,097	782,183	39,687	46,348	130,340	1,210,635					1,210,635
Total Capital Assets	2,380,646	2,084,782	873,412	1,669,627	3,052,539	10,061,006	-	-	-	-	10,061,006
TOTAL ASSETS	\$ 3,004,334	\$ 2,595,412	\$ 1,021,971	\$ 2,002,992	\$ 3,298,330	\$ 11,923,039	\$ 1,587,350	\$ 5,960	\$ 122,982	\$ 6,038	\$ 13,645,369
LIABILITIES & FUND EQUITY											
Current Liabilities											
Accounts payable	68,553	36,808	4,879	9,295	18,203	137,738	2,667		79,862	6,038	228,305
Accounts payable - HUD							42,225				42,225
Accrued wages & payroll taxes	11,409	11,804	2,012	3,588	5,718	34,529	19,984	2,659			57,172
Accrued compensated absences	13,688	19,514	2,609	4,689	7,127	47,827					88,773
Accrued liability - other	297,278	159,177	25,894	107,501	108,494	698,344					698,344
Tenant security deposits & interest	17,326	14,130	2,268	5,612	5,553	44,889					44,889
Deferred revenues											
Accounts payable-interfunds	20,140	21,133	2,512	6,836	25,000	75,621	7,381	3,301	43,120		129,423
Other liabilities	1,000	413				1,413					1,413
Total Current Liabilities	429,394	262,979	40,174	137,521	170,093	1,040,161	113,403	5,960	122,982	6,038	1,288,544
Noncurrent Liabilities											
FSS escrow	2,710	10,014	965	4,606	16,434	34,729	175,470				210,199
Total Noncurrent Liabilities	2,710	10,014	965	4,606	16,434	34,729	175,470	-	-	-	210,199
TOTAL LIABILITIES	432,104	272,993	41,139	142,127	186,527	1,074,890	288,873	5,960	122,982	6,038	1,498,743
NET ASSETS											
Capital Assets, net of related debt	2,380,646	2,084,782	873,412	1,669,627	3,052,539	10,061,006					10,061,006
Restricted Net Assets							913,779				913,779
Unrestricted Net Assets	191,584	237,637	107,420	191,238	59,264	787,143	384,698				1,171,841
TOTAL NET ASSETS	2,572,230	2,322,419	980,832	1,860,865	3,111,603	10,848,149	1,298,477	-	-	-	12,146,626
TOTAL LIABILITIES AND NET ASSETS	\$ 3,004,334	\$ 2,595,412	\$ 1,021,971	\$ 2,002,992	\$ 3,298,330	\$ 11,923,039	\$ 1,587,350	\$ 5,960	\$ 122,982	\$ 6,038	\$ 13,645,369

See Notes to the Financial Statements

Chesapeake Redevelopment and Housing Authority
Grant Subrecipient Programs
Combining Statement of Net Assets
December 31, 2009

	CDBG	Home Program	South Norfolk	Community Revitalization	Neighborhood Stabilization Program	Rehab General	Rehab Escrow	Total Grant Subrecipient Programs
ASSETS								
<u>Current Assets</u>								
Cash and cash equivalents			\$ 9,520	\$ 569,075		\$ 537,101	\$ 74,376	\$ 1,190,072
Investments, unrestricted								
Accounts receivable, other	99,255	107,388			20,947			
Prepays								227,590
Accounts receivable-interfunds								
Total Current Assets	99,255	107,388	9,520	569,075	20,947	537,101	74,376	1,417,662
<u>Noncurrent Assets</u>								
Land	92,155							92,155
Building & equipment	113,327	9,669						122,996
Leasehold improvements	12,550							12,550
Less accumulated depreciation	(65,803)	(9,669)						(75,472)
Construction in progress								
Total Capital Assets	152,229	-	-	-	-	-	-	152,229
Other assets	200,359			219,669	134,000	3,774,095		4,328,123
Total Other Assets	200,359	-	-	219,669	134,000	3,774,095	-	4,328,123
TOTAL ASSETS	\$ 451,843	\$ 107,388	\$ 9,520	\$ 788,744	\$ 154,947	\$ 4,311,196	\$ 74,376	\$ 5,898,014
LIABILITIES & FUND EQUITY								
<u>Current Liabilities</u>								
Accounts payable	8,664	1,233		1,968	156	26	528	12,575
Accrued wages & payroll taxes	5,517	10,309						15,826
Accrued compensated absences	5,907	12,246						18,153
Current portion of notes payable								
Accounts payable-interfunds	59,167	83,600	21	21	21,791	21	10	164,631
Other current liabilities								
Total Current Liabilities	79,255	107,388	21	1,989	21,947	47	538	211,165
<u>Noncurrent Liabilities</u>								
Notes payable						3,758,277		3,758,277
Other noncurrent liabilities	20,000							20,000
Total Noncurrent Liabilities	20,000	-	-	-	-	3,758,277	-	3,778,277
TOTAL LIABILITIES	99,255	107,388	21	1,989	21,947	3,758,324	538	3,989,462
NET ASSETS								
Capital Assets, net of related debt	152,229							152,229
Unrestricted Net Assets	200,359		9,499	786,755	133,000	552,872	73,838	1,756,323
TOTAL NET ASSETS	352,588	-	9,499	786,755	133,000	552,872	73,838	1,908,552
TOTAL LIABILITIES AND NET ASSETS	\$ 451,843	\$ 107,388	\$ 9,520	\$ 788,744	\$ 154,947	\$ 4,311,196	\$ 74,376	\$ 5,898,014

Chesapeake Redevelopment and Housing Authority
Combined Statement of Revenues, Expenses, and Changes In Net Assets - All Enterprise Funds
For the Year Ended December 31, 2009

	<u>Real Estate Management</u>	<u>Federally Subsidized Programs</u>	<u>Grant Subrecipient Programs</u>	<u>Intercompany Elimination</u>	<u>Total Enterprise Funds</u>
<u>Operating Revenues</u>					
Non-dwelling rental	\$ 90,660	\$ -	\$ -	\$ (90,660)	\$ -
Management & other fees	197,908	36,134	-	-	234,042
Intercompany fees	1,015,144	-	-	(1,015,144)	-
Dwelling rental	1,499,915	979,815	-	-	2,479,730
Vacancy loss	(8,067)	(5,854)	-	-	(13,921)
Miscellaneous other income	53,615	287,793	4,720	(4,330)	341,798
Federal operating subsidy & grants	13,800	14,418,206	1,628,507	(42,062)	16,018,451
Local grants	-	-	-	-	-
Total Operating Revenues	2,862,975	15,716,094	1,633,227	(1,152,196)	19,060,100
<u>Operating Expenses</u>					
Administrative salaries	913,214	602,112	145,561	-	1,660,887
Other administrative expenses	210,893	291,777	58,039	\$ (94,990)	465,719
Tenant/community services	19,406	253,026	-	-	272,432
Utility expenses	223,009	641,375	164	-	864,548
Maintenance salaries	102,980	302,152	60	-	405,192
Maintenance materials	84,488	448,243	232	-	532,963
Contractual services	277,933	298,354	1,139,911	-	1,716,198
Insurance	84,831	156,707	13,975	-	255,513
Employee benefits	266,706	339,852	38,841	-	645,399
Collection losses	22,944	82,165	-	-	105,109
PILOT	-	40,287	-	-	40,287
HAP	-	11,104,378	-	-	11,104,378
Intercompany fees	150,087	856,897	50,222	(1,057,206)	-
Depreciation	339,120	963,808	13,615	-	1,316,543
Total Operating Expenses	2,695,611	16,381,133	1,460,620	(1,152,196)	19,385,168
Operating Income/(Loss)	167,364	(665,039)	172,607	-	(325,068)
<u>Non-operating revenues (expenses)</u>					
Capital grants	-	732,359	-	-	732,359
Investment income	13,161	31,286	4,621	-	49,068
Gain / (loss) on sale of fixed assets	-	-	-	-	-
Extraordinary maintenance	-	-	-	-	-
Casualty loss	(10,005)	(52,273)	-	-	(62,278)
Interest expense	(63,621)	-	-	-	(63,621)
Net non-operating revenues	(60,465)	711,372	4,621	-	655,528
Increase/(Decrease) in Net Assots	106,899	46,333	177,228	-	330,460
Net Assets at Beginning of Year	9,382,623	12,146,190	1,731,324	-	23,260,137
Operating transfer	-	-	-	-	-
Equity transfer	-	-	-	-	-
Prior year adjustment	-	(45,897)	-	-	(45,897)
Net Assets at End of Year	\$ 9,489,522	\$ 12,146,626	\$ 1,908,552	\$ -	\$ 23,544,700

See Notes to the Financial Statements

Chesapeake Redevelopment and Housing Authority
Real Estate Management
Combining Statement of Revenues, Expenses, and Changes in Net Assets
For the Year Ended December 31, 2009

	Authority Management Services	Geneva Square	Meadow Landing North	Meadow Landing South	Twin Creeks	Narrow Street	Anderson Apartments	Affordable Housing Dev	Total Real Estate Management
Operating Revenues									
Non-dwelling rental	\$ 90,660								\$ 90,660
Management & other fees	197,908								197,908
Intercompany fees	1,015,144								1,015,144
Dwelling rental		1,031,876	272,743		127,026	40,849	27,421		1,499,915
Vacancy loss		(5,134)	(2,933)		-				(8,067)
Miscellaneous other income	8,571	28,155	9,286		5,791	1,449	363		53,615
Federal operating subsidy & grants				13,800					13,800
Total Operating Revenue	1,312,283	1,054,897	279,096	13,800	132,817	42,298	27,784	-	2,662,975
Operating Expenses									
Administrative salaries	829,687	52,702	19,717		8,094	1,800	1,214		913,214
Administrative expense	158,696	28,818	17,128		3,339	2,099	813		210,893
Tenant/community services		19,406							19,406
Utility expense	28,737	114,880	49,490		15,645	7,024	7,233		223,009
Maintenance salaries	39	59,410	28,140		8,892	3,841	2,658		102,980
Maintenance materials	6,293	45,911	20,760		6,449	3,370	1,705		84,488
Contractual services	34,447	150,985	85,329	13,800	8,561	3,701	1,110		277,933
Insurance	25,078	39,854	12,210		4,347	1,908	1,436		84,831
Employee benefits	202,499	41,898	14,127		5,289	1,716	1,177		268,706
Collection losses		9,829	12,533				562		22,944
Intercompany fees		96,417	30,781		14,751	4,903	3,235		150,087
Depreciation	22,204	271,392	24,788		13,190	4,195	3,353		339,120
Total Operating Expenses	1,307,680	931,502	295,001	13,800	88,557	34,555	24,516	-	2,695,611
Operating Income/(Loss)	4,603	123,395	(15,905)	-	44,260	7,743	3,268	-	167,364
Non-operating revenues (expenses)									
Investment income	12,532	323	235		64	7			13,161
Interest expense	(22,268)		(38,183)		(3,170)				(63,621)
Casualty loss		(10,005)							(10,005)
Net non-operating rev (exp)	(9,736)	(9,682)	(37,948)	-	(3,106)	7	-	-	(80,465)
Increase/(Decrease) in Net Assets	(5,133)	113,713	(53,853)	-	41,154	7,750	3,268	-	106,899
Net Assets at Beginning of Year	1,427,862	7,374,372	(168,472)	-	281,179	161,133	206,549	120,000	9,382,623
Operating Transfer									-
Equity Transfer									-
Total Net Assets at End of Year	\$ 1,422,729	\$ 7,488,085	\$ (222,325)	\$ -	\$ 302,333	\$ 168,883	\$ 209,817	\$ 120,000	\$ 9,489,522

See Notes to the Financial Statements

Chesapeake Redevelopment and Housing Authority
 Federally Subsidized Programs
 Combining Statement of Revenues, Expenses, and Changes in Net Assets
 For the Year Ended December 31, 2009

	Public Housing Program Broadlawn	Public Housing Program MacDonald Manor	Public Housing Program Schooner Cove	Public Housing Program Owens Village	Public Housing Program Peaceful Village	Total Public Housing Program	Housing Choice Voucher Program	ROSS Self Suffic Grants	Capital Fund Stimulus Grant	Capital Fund Competitive Grant	Total Federally Subsidized Programs
Operating Revenues											
Management & other fees							\$ 36,134				\$ 36,134
Dwelling rental	489,671	245,778	19,426	122,609	102,331	979,815					979,815
Vacancy loss	(3,030)	(1,381)	(407)	(1,036)		(5,854)					(5,854)
Miscellaneous other income	110,498	56,860	6,142	29,441	19,495	222,438	65,357				287,793
Federal operating subsidy & grants	685,574	653,475	140,788	222,466	333,691	2,035,894	12,010,865	101,225	270,222		14,418,206
Total Operating Revenue	1,282,713	954,732	165,949	373,480	455,417	3,232,291	12,112,356	101,225	270,222	-	15,716,094
Operating Expenses											
Admin salaries	70,006	79,418	13,792	30,011	39,405	232,632	369,480				602,112
Administrative expense	46,763	32,709	5,116	13,238	17,374	115,200	175,747	830			291,777
Tenant/community services	45,932	41,423	6,123	15,845	18,754	128,077	43,234	81,715			259,026
Utility expense	344,137	139,250	23,367	51,907	82,714	641,376					641,376
Maintenance salaries	121,768	82,838	18,591	30,442	48,613	302,152					302,152
Maintenance materials	65,094	34,898	14,787	36,822	55,208	206,809	5,581		235,853		448,243
Contractual services	105,955	68,353	15,240	38,053	65,885	293,486	4,666				298,354
Insurance	52,656	48,347	7,053	17,378	21,854	147,288	9,419				156,707
Employee benefits	74,014	63,159	11,808	24,039	31,939	204,959	116,213	18,680			339,852
Collection losses	36,674	33,512	1,765	5,928	4,286	82,165					82,165
PILOT	18,481	10,712		8,431	2,663	40,287					40,287
HAP							11,104,378				11,104,378
Intercompany fees	169,350	180,109	29,967	62,169	74,588	516,183	306,345		34,369		856,897
Depreciation	692,826	118,438	49,084	82,704	120,758	963,808					963,808
Total Operating Expenses	1,743,656	933,164	196,693	416,967	583,941	3,874,421	12,135,265	101,225	270,222	-	16,381,133
Operating Income/(Loss)	(460,943)	21,588	(30,744)	(43,487)	(128,524)	(642,130)	(22,909)	-	-	-	(865,039)
Non-operating revenues (expenses)											
Capital grant	104,881	437,525	29,523	45,761	35,164	652,854			73,467	6,038	732,359
Investment income	2,802	2,135	614	1,050	988	7,587	23,699				31,286
Extraordinary maintenance											-
Casualty loss	(23,608)	(28,465)				(52,273)					(52,273)
Net non-operating rev (exp)	83,875	411,195	30,137	46,811	36,150	608,168	23,699	-	73,467	6,038	711,372
Increase/(Decrease) in Net Assets	(377,068)	432,763	(607)	3,324	(92,374)	(33,962)	790	-	73,467	6,038	46,333
Net Assets at Beginning of Year	2,937,925	1,889,656	973,884	1,854,037	3,147,104	10,802,606	1,343,584	-	-	-	12,146,100
Equity transfer in/(out)	11,373		7,555	3,504	57,073	79,505			(73,467)	(6,038)	-
Prior year adjustment							(45,897)				(45,897)
Total Net Assets at End of Year	\$ 2,972,230	\$ 2,322,419	\$ 980,832	\$ 1,860,865	\$ 3,111,803	\$ 10,848,149	\$ 1,298,477	\$ -	\$ -	\$ -	\$ 12,146,626

Chesapeake Redevelopment and Housing Authority
Grant Subrecipient Programs
Combining Statement of Revenues, Expenses, and Changes in Net Assets
For the Year Ending December 31, 2009

	CDBG	Home Program	South Norfolk	Community Revitalization	Neighborhood Stabilization Program	Rehab General	Rehab Escrow	Total Grant Subrecipient Programs
Operating Revenues								
Miscellaneous other income							4,720	\$ 4,720
Federal operating subsidy & grants	473,483	997,661			153,947		3,416	1,628,507
Local grants								-
Total Operating Revenue	473,483	997,661	-	-	153,947	-	8,136	1,633,227
Operating Expenses								
Administrative salaries	75,308	56,051		4,802	9,400			145,561
Administration expense	37,625	16,724	252	225	2,402	595	216	58,039
Utility expense				164				164
Maintenance salaries				60				60
Maintenance materials				232				232
Contractual services	228,337	893,127	431	5,783	6,495		5,738	1,139,911
Insurance	8,515	4,792		668				13,975
Employee benefits	19,523	14,245		2,423	2,650			38,841
Intercompany fees	37,500	12,722						50,222
Depreciation	11,681	1,934						13,615
Total Operating Expenses	418,489	999,595	683	14,357	20,947	595	5,954	1,460,620
Operating Income/(Loss)	54,994	(1,934)	(683)	(14,357)	133,000	(595)	2,182	172,607
Non-operating revenues (expenses)								
Investment income			4	2,302		2,315		4,621
Gain / (loss) on sale of fixed assets								-
Net non-operating rev (exp)	-	-	4	2,302	-	2,315	-	4,621
Increase/(Decrease) in Net Assets	54,994	(1,934)	(679)	(12,055)	133,000	1,720	2,182	177,228
Net Assets at Beginning of Year	297,594	1,934	10,178	798,810		551,152	71,656	1,731,324
Total Net Assets at End of Year	\$ 352,588	\$ -	\$ 9,499	\$ 786,755	\$ 133,000	\$ 552,872	\$ 73,838	\$ 1,908,552

See Notes to the Financial Statements

Chesapeake Redevelopment & Housing Authority
Schedule of Expenditures of Federal Awards
For the Year Ended December 31, 2009

Federal and State Grantor/Program Title	Federal CFDA Number	Grant Expenditures
U.S. Department of Housing and Urban Development:		
Pass-through from City of Chesapeake:		
Community Development Block Grant	14.218	473,483
HOME Investment Partnership Program	14.239	997,661
Neighborhood Stabilization Program	14.228	153,947
Pass-through from Virginia Housing Development Authority:		
Housing Counseling Assistance Program	14.169	3,416
Direct Awards		
Public Housing	14.850a	1,630,868
Housing Choice Vouchers	14.871	11,480,646
Supportive Housing for Persons with Disabilities	14.181	527,316
Public Housing Capital Fund Program	14.872	1,015,818
Opportunity and Supportive Services	14.870	101,225
Stimulus Grant	14.885	343,689
Competitive Grant	14.884	6,038
Total HUD Expenditures		16,734,107
Federal Emergency Management Agency:		
Pass-through from U.S. Department of Housing & Urban Development		
Disaster Housing Assistance Grant	97.109	2,903
Total Federal Emergency Management Expenditures		2,903
Environmental Protection Agency:		
Pass-through from Virginia Dept of Environmental Quality		
Brownfield Grant	66.817	13,800
Total Environmental Protection Expenditures		13,800
Total Federal Expenditures		16,750,810

Basis of Presentation:

The above schedule of expenditures of federal awards includes the federal grant activity of the Authority and is presented on the accrual basis of accounting. The information on this schedule is presented in accordance with the requirements of OMB Circular A-133, *Audits of States, Local Governments and Non-Profit Organizations*.

CHESAPEAKE REDEVELOPMENT AND HOUSING AUTHORITY
CHESAPEAKE, VIRGINIA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

DECEMBER 31, 2009

Section I: Summary of Auditor's Results:

FINANCIAL STATEMENTS

Type of auditor's report issued:	Unqualified	
Internal Control over financial reporting:		
Are material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Reported
Is noncompliance that could have a material effect on the financial statements identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

FEDERAL AWARDS

Internal control over major programs:		
Are material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> None Reported
Type of report issued on compliance with requirements applicable to each major program:	Unqualified	
Are there any audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Capital Fund Projects	14.872
American Reinvestment & Recovery Act Program	14.884
American Reinvestment & Recovery Act Program	14.885
Housing Choice Vouchers	14.871

Dollar threshold used to distinguish between type A and type B programs: \$502,524

Is the auditee identified as a low-risk auditee? Yes No

CHESAPEAKE REDEVELOPMENT AND HOUSING AUTHORITY
CHESAPEAKE, VIRGINIA

SCHEDULE OF FINDINGS
AND QUESTIONED COSTS

DECEMBER 31, 2009

Section II: Financial Statement Findings:

Prior Year Findings and Questioned Costs

None

Current Year Findings and Questioned Costs

None

Section III: Federal Award Findings and Questioned Costs:

Prior Year Findings and Questioned Costs

None

Current Year Findings and Questioned Costs

None

CHESAPEAKE REDEVELOPMENT HOUSING AUTHORITY
 CHESAPEAKE, VIRGINIA
 FINANCIAL DATA SCHEDULE
 DECEMBER 31, 2009

	DISASTER HOUSING	HOUSING COUNSELING	CODE	HOME	LOW RENT	CAPITAL FUND STIMULUS	CAPITAL FUND STIMULUS	HOUSING CHOICE	SUPPORTIVE HOUSING
	97.109	14.169	14.218	14.239	14.850a	14.984	14.985	14.871	14.181
LIABILITIES AND EQUITY									
CURRENT LIABILITIES									
311									
312			8,664	1,233	137,738	6,038	79,862	2,667	
313									
321			5,517	10,309	34,529			19,984	
322			5,907	12,246	47,627			41,146	
324									
325									
331								12,441	29,784
332									
333					698,344				
341					44,889				
342									
343									
344									
348									
345					1,413				
346									
347			59,167	83,600	75,621		43,120	7,381	
310			79,255	107,388	1,040,161	6,038	122,982	83,619	29,784
NONCURRENT LIABILITIES									
351									
352									
353									
354									
355									
353					34,729			175,470	
350					34,729			175,470	
300			99,255	107,388	1,074,890	6,038	122,982	259,089	29,784
EQUITY									
501									
CONTRIBUTED CAPITAL									
502									
503									
504									
505									
507									
508									
508.1			152,223		10,961,006				
RESERVED FUND BALANCE									
509									
510									
511									
511.1	3,288								
512									
512.1	767	5,025	200,359		787,143			383,931	
513	4,055	5,025	352,588		10,848,149			1,053,752	210,670
600	4,055	5,025	451,843	107,388	11,923,039	6,038	122,982	1,312,841	270,454

CHESAPEAKE REDEVELOPMENT HOUSING AUTHORITY
 CHESAPEAKE, VIRGINIA
 FINANCIAL DATA SCHEDULE
 DECEMBER 31, 2009

	DISASTER HOUSING	HOUSING COUNSELLING	CHBC	HOME	LOW RENT	CAPITAL FUND STIMULUS	CAPITAL FUND STIMULUS	HOUSING CHOICE	SUPPORTIVE HOUSING
	97,109	14,169	14,218	14,239	14,850m	14,884	14,885	14,871	14,191
703 NET TENANT RENTAL REVENUE					973,961				
704 TENANT REVENUE - OTHER					176,616				
705 TOTAL TENANT REVENUE					1,150,637				
706 HUD FPA GRANTS		3,416	473,483	997,661	2,035,894		270,222	11,480,646	527,316
706.1 CAPITAL GRANTS RECEIVED					652,824	6,038			
707 FEE REVENUE									
708 OTHER GOVT GRANTS	2,903								
710 SEC 8 INCOME									
711 INVESTMENT INCOME - UNRESTRICTED					7,587			1,649	
712 MORTGAGE INTEREST INCOME									
713 PROCEEDS FROM ASSETS HELD FOR SALE									
713.1 COST OF SALE OF ASSETS									
714 FRAUD RECOVERY								60,106	
715 OTHER REVENUE					45,760			41,385	
716 GAIN OR LOSS ON THE SALE OF FIXED ASSETS									
720 INVESTMENT INCOME - RESTRICTED								20,846	1,204
700 TOTAL REVENUE	2,903	3,416	473,483	997,661	3,892,732	6,038	343,689	11,604,632	528,520
EXPENSES									
ADMINISTRATIVE									
911 ADMINISTRATIVE SALARIES			75,308	54,292	230,659			324,829	38,102
912 AUDITING FEES			860	2,292	9,457			9,456	
913 MANAGEMENT FEES			37,500	12,722	417,413		34,369	178,680	9,840
913.0 BOOK-KEEPING FEES					48,646			111,675	6,150
914 ADVERTISING AND MARKETING					2,193			1,122	
915 EMPLOYEE BENEFIT CONTRIBUTION			19,523	14,245	71,432			106,263	
916 OFFICE EXPENSES			32,509	9,247	51,230			144,170	
917 LEGAL EXPENSE				50	26,255				
918 TRAVEL			1,163	2,075	4,599			4,797	
919 OTHER			3,093	3,060					
TENANT SERVICES									
920 ASSET MANAGEMENT FEE					56,840				
921 TENANT SERVICES SALARIES					84,329			36,851	
922 RELOCATION COSTS									
923 EMPLOYEE BENEFIT CONTRIBUTION					40,293			9,950	
924 TENANT SERVICES OTHER					43,748			6,383	
UTILITIES									
931 WATER					169,837				
932 ELECTRICITY					179,747				
933 GAS					41,938				
934 FUEL									
935 LABOR									
936 SEWER					214,037				
938 OTHER UTILITIES					35,716				
ORDINARY MAINTENANCE & OPERATION									
941 ORDINARY MAINT AND OP LABOR					302,152				
942 ORDINARY MAINTENANCE AND OP MATERIALS					205,809		235,853	5,581	
943 ORDINARY MAINTENANCE AND OP CONTRACT			151,700	326,836	292,503			4,868	
945 EMPLOYEE BENEFIT CONTRIBUTION					93,234				
PROTECTIVE SERVICES									
951 PROTECTIVE SERVICES - LABOR									
952 PROTECTIVE SERVICES - OTHER CONTRACT COSTS					2,067				
953 PROTECTIVE SERVICES - OTHER									
955 EMPLOYEE BENEFIT CONTRIBUTION PS									

CHESAPEAKE REDEVELOPMENT HOUSING AUTHORITY
 CHEESAPEAKE, VIRGINIA
 FINANCIAL DATA SCHEDULE
 DECEMBER 31, 2009

	DISASTER HOUSING	HOUSING COUNSELING	CDRG	HOME	LOW RENT	CAPITAL FUND STIMULUS	CAPITAL FUND STIMULUS	HOUSING CHOICE	SUPPORTIVE HOUSING
	97.109	14.169	14.218	14.239	14.850x	14.884	14.885	14.871	14.181
GENERAL EXPENSES									
961 INSURANCE PREMIUMS	-	-	8,515	4,792	147,288	-	-	9,419	-
962 OTHER GENERAL EXPENSE	-	1,421	76,637	566,289	21,466	-	-	16,202	-
962.1 COMPENSATED ABSENCES	-	-	-	1,759	1,973	-	-	6,549	-
963 PAYMENTS IN LIEU OF TAXES	-	-	-	-	40,287	-	-	-	-
964 BAD DEBT - TENANT	-	-	-	-	82,145	-	-	-	-
965 BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-	-
966 BAD DEBT - OTHER	-	-	-	-	-	-	-	-	-
967 INTEREST EXPENSE	-	-	-	-	-	-	-	-	-
968 SEVERANCE EXPENSE	-	-	-	-	-	-	-	-	-
969 TOTAL OPERATING EXPENSES	-	1,421	406,808	997,661	2,910,613	-	270,222	976,795	54,092
970 EXCESS OPERATING REVENUE OVER OP EXP	2,903	1,995	66,675	-	982,119	6,038	73,467	10,627,837	474,428
971 EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-	-
972 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	52,273	-	-	-	-
973 BAP	284	-	-	-	-	-	-	-	-
974 DEPRECIATION EXPENSE	-	-	11,681	1,934	963,808	-	-	10,629,666	474,428
975 FRAUD LOSSES	-	-	-	-	-	-	-	-	-
976 CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-	-
977 DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-	-
978 DRILLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-	-
900 TOTAL EXPENSES	284	1,421	418,489	999,595	3,926,694	-	270,222	11,606,461	528,520
1001 OPERATING TRANSFERS IN	-	-	-	-	269,594	-	-	-	-
1002 OPERATING TRANSFERS OUT	-	-	-	-	(269,594)	-	-	-	-
1006 PROCEEDS FROM PROPERTY SALES	-	-	-	-	-	-	-	-	-
1007 EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-
1008 SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-	-
1010 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	-	-
1000 EXCESS REVENUE OVER EXPENSES	2,619	1,995	54,994	(1,934)	(33,962)	6,038	73,467	(1,829)	-
1103 BEGINNING EQUITY	-	-	-	-	-	-	-	-	-
1104 EQUITY TRANSFERS	1,436	3,030	297,594	1,934	10,802,606	-	-	1,342,148	-
1104 PRIOR PERIOD ADJUSTMENT	-	-	-	-	79,505	(6,038)	(73,467)	(246,670)	240,670
1101 CAPITAL OUTLAYS ENTERPRISE FUND	-	-	-	-	-	-	-	(45,897)	-
ENDING EQUITY	4,055	5,025	352,588	-	10,848,149	-	-	1,053,752	240,670
1120 GROSS # UNITS	-	-	-	-	5,604	-	-	15,038	864
1121 # UNIT MONTHS LEASED	-	-	-	-	5,553	-	-	15,053	820

CHESAPEAKE REDEVELOPMENT HOUSING AUTHORITY
 CHESAPEAKE, VIRGINIA
 FINANCIAL DATA SCHEDULE
 DECEMBER 31, 2009

	ROSS	8 OTHER FEDERAL	9 OTHER FEDERAL	STATE/ LOCAL	BUSINESS ACTIVITIES	COCC	ELIMINATION	TOTAL
ASSETS	14,870							
CURRENT ASSETS								
CASH								
111 CASH UNRESTRICTED				578,595	4,116,368	256,574		6,016,583
115 CASH RESTRICTED FOR PAYMENT OF S/T DEBT								
112 CASH RESTRICTED MODERNIZATION AND DEV								
113 CASH OTHER RESTRICTED								9,751
114 CASH TENANT SECURITY DEPOSIT					92,874			1,166,203
100 TOTAL CASH				578,595	4,209,242	256,574		8,129,300
ACCOUNTS AND NOTES RECEIVABLE								
121 A/R - PBA PROJECTS								
122 A/R - BID PROJECTS	5,960							89,021
124 A/R - OTHER GOVT		20,947	7,550					175,361
125 A/R - MISC					6,268	267,297		235,140
126 A/R - TENANTS DWELLING RENT					33,896			278,028
126.1 ALLOWANCE FOR D A - TENANTS					(13,213)			63,945
126.2 ALLOWANCE FOR D A - OTHER								(18,100)
127 NOTES AND MORTGAGES RECEIVABLE								
128 FRAUD RECOVERY								
129.1 ALLOWANCE FOR FRAUD RECOVERY								
129 ACCRUED INTEREST RECEIVABLE								
120 TOTAL RECEIVABLES NET OF ALLOW	5,960	20,947	7,550		26,951	267,297		823,395
CURRENT INVESTMENTS								
131 INVESTMENTS - UNRESTRICTED								
135 INVESTMENTS RESTRICTED FYMT S/T DEBT								
132 INVESTMENTS - RESTRICTED								
142 PREPAID COSTS					23,823	5,667		109,231
143 INVENTORIES - MATERIALS						1,351		1,351
143.1 ALLOWANCE FOR OBSOLETE INV								
145 INVENTORY HELD FOR RESALE								
144 INTERPROGRAM DUE FROM					887,723	176,863	(1,195,137)	
146 AMOUNTS TO BE PROVIDED								
150 TOTAL CURRENT ASSETS	5,960	20,947	7,550	578,595	5,147,539	707,752	(1,195,137)	9,063,277
NONCURRENT ASSETS								
FIXED ASSETS								
161 LAND					518,619	433,762		1,914,664
168 INFRASTRUCTURE								
162 BUILDINGS					9,968,427	435,748		37,925,918
163 FURNITURE & EQUIPMENT - DWELLINGS					18,222	18,222		2,200,782
164 FURNITURE & EQUIPMENT - ADMINSTR					35,706	52,275		1,048,190
165 LEASEHOLD IMPROVEMENTS					185,127			600,487
167 CONSTRUCTION IN PROGRESS					1,765	52,584		1,264,985
166 ACCUMULATED DEPRECIATION					(5,488,419)	(347,588)		(28,814,407)
160 TOTAL FIXED ASSETS, NET OF DEPR					5,282,261	645,003		16,140,499
171 NOTES & MORTGAGES RECEIVABLE - N/C						526,200		526,200
172 NOTES & MORTGAGES RECEIVABLE - PD								
173 GRANTS RECEIVABLE - NONCURRENT								
174 OTHER ASSETS		134,000		219,669	4,089,476	725,000		5,368,504
176 INVESTMENT IN JOINT VENTURES								
180 TOTAL NONCURRENT ASSETS		134,000		219,669	9,371,737	1,896,203		22,035,203
190 TOTAL ASSETS	14,870	154,947	7,550	798,264	14,519,276	2,603,955	(1,195,137)	31,098,480

CHESAPEAKE REDEVELOPMENT HOUSING AUTHORITY
 CHESAPEAKE, VIRGINIA
 FINANCIAL DATA SCHEDULE
 DECEMBER 31, 2009

	ROSS	B OTHER	9 OTHER	FEDERAL	STATE/ LOCAL	BUSINESS ACTIVITIES	COCC	ELDERNATION	TOTAL
	14,970								
LIABILITIES AND EQUITY									
CURRENT LIABILITIES									
311 BANK OVERDRAFT	-	-	-	-	-	-	-	-	-
312 A/P < 90 DAYS	-	156	-	-	1,968	-	20,929	-	389,686
313 A/P > 90 DAYS	-	-	-	-	-	-	-	-	-
321 ACCRUED WAGE/PAYROLL TAXES PAYABLE	2,659	-	-	-	-	9,616	38,484	-	120,098
322 ACCRUED COMPENSATED ABSENCES	-	-	-	-	-	8,415	63,135	-	178,180
324 ACCRUED CONTINGENCY LIABILITY	-	-	-	-	-	-	-	-	-
325 ACCRUED INTEREST PAYABLE	-	-	-	-	-	-	-	-	-
331 ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	-	-	-	-	-	-	-	42,225
332 ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-	-	-	-	-	-	698,344
333 ACCOUNTS PAYABLE - OTHER GOVT	-	-	-	-	-	-	-	-	148,333
341 TENANT SECURITY DEPOSIT	-	-	-	-	-	103,444	-	-	42,062
342 DEFERRED REVENUES	-	-	-	-	-	-	42,062	-	98,182
343 CURRENT PORTION OF LT DEBT CAPITAL	-	-	-	-	-	-	-	-	-
344 CURRENT PORTION OF LT DEBT OPERATING	-	-	-	-	-	-	-	-	-
348 LOAN LIABILITIES - CURRENT	-	-	-	-	-	-	-	-	-
345 OTHER CURRENT LIABILITIES	-	-	-	-	-	51,961	-	-	53,374
346 ACCRUED LIABILITIES - OTHER	-	-	-	-	-	1,245	-	-	1,245
347 INTERPROGRAM DUE TO	3,301	21,791	7,550	42	42	893,564	-	(1,195,137)	-
310 TOTAL CURRENT LIABILITIES	5,960	21,947	7,550	2,010	2,010	1,238,774	221,698	(1,195,137)	1,772,029
NONCURRENT LIABILITIES									
351 LONG TERM DEBT NET OF CURRENT CAPITAL	-	-	-	-	-	833,747	433,328	-	1,267,075
352 LONG TERM DEBT NET OF CURRENT OPERATING	-	-	-	-	-	-	-	-	-
354 LONG TERM PORTION OF COMPENSATED ARISING	-	-	-	-	-	-	-	-	-
355 LOAN LIABILITIES - OTHER	-	-	-	-	-	-	-	-	-
353 NONCURRENT LIABILITIES OTHER	-	-	-	-	-	3,758,277	526,200	-	4,514,676
350 TOTAL NONCURRENT LIABILITIES	-	-	-	-	-	4,592,024	959,528	-	5,781,751
300 TOTAL LIABILITIES	5,960	21,947	7,550	2,010	2,010	5,830,798	1,181,226	(1,195,137)	7,553,780
EQUITY									
501 INVESTMENT IN GENERAL FIXED ASSETS	-	-	-	-	-	-	-	-	-
CONTRIBUTED CAPITAL									
502 PROJECT NOTES (HUD)	-	-	-	-	-	-	-	-	-
503 LONG TERM DEBT - HUD GUARANTEE	-	-	-	-	-	-	-	-	-
504 NET HUD PHA CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
505 OTHER HUD CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
507 OTHER CONTRIBUTIONS	-	-	-	-	-	-	-	-	-
508 TOTAL CONTRIBUTED CAPITAL	-	-	-	-	-	-	-	-	-
509.1 INVESTMENT IN CAPITAL ASSETS	-	-	-	-	-	-	-	-	-
RESERVED FUND BALANCE									
509 RESERVED FOR OPERATING ACTIVITIES	-	-	-	-	-	4,407,420	154,587	-	14,775,242
510 RESERVED FOR CAPITAL ACTIVITIES	-	-	-	-	-	-	-	-	-
511 TOTAL RESERVED BALANCE	-	-	-	-	-	-	-	-	-
511.1 RESTRICTED NET ASSETS	-	-	-	-	-	-	-	-	913,779
512 UNDESIGNATED FUND BALANCE/R/E	-	-	-	-	-	-	-	-	-
512.1 UNRESTRICTED NET ASSETS	-	133,000	-	-	796,254	4,284,058	1,268,142	-	7,855,679
513 TOTAL EQUITY	-	133,000	-	-	796,254	8,688,478	1,422,729	-	23,544,700
600 TOTAL LIABILITIES AND EQUITY	5,960	154,947	7,550	798,264	798,264	14,519,276	2,605,955	(1,195,137)	31,098,480

CHESAPEAKE REDEVELOPMENT HOUSING AUTHORITY
 CHESAPEAKE, VIRGINIA
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	ROSS	8 OTHER	9 OTHER	STATE/ LOCAL	BUSINESS ACTIVITIES	COCC	ELIMINATION	TOTAL
703 NET TENANT RENTAL REVENUE	-	-	-	-	1,491,848	-	-	2,465,609
704 TENANT REVENUE - OTHER	-	-	-	-	30,859	-	-	307,535
705 TOTAL TENANT REVENUE	-	-	-	-	1,522,707	-	-	2,673,144
706 HUD FIA GRANTS	101,225	-	-	-	-	-	(42,062)	16,081,748
706.1 CAPITAL GRANTS RECEIVED	-	153,947	-	-	-	-	-	732,359
707 FFE REVENUE	-	-	-	-	-	1,213,052	(1,015,144)	137,908
708 OTHER GOVT GRANTS	-	-	13,800	-	-	-	-	16,703
710 SEC 8 INCOME	-	-	-	-	-	-	-	-
711 INVESTMENT INCOME - UNRESTRICTED	-	-	-	2,306	2,730	12,532	-	26,804
712 MORTGAGE INTEREST INCOME	-	-	-	-	214	-	-	214
713 PROCEEDS FROM ASSETS HELD FOR SALE	-	-	-	-	-	-	-	-
713.1 COST OF SALE OF ASSETS	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-
715 OTHER REVENUE	-	-	-	-	-	-	-	60,106
716 GAIN OR LOSS ON THE SALE OF FIXED ASSETS	-	-	-	-	18,905	98,231	(94,990)	110,291
720 INVESTMENT INCOME - RESTRICTED	-	-	-	-	-	-	-	22,050
700 TOTAL REVENUE	101,225	153,947	13,800	2,306	1,544,556	1,324,815	(1,152,196)	19,841,527
EXPENSES								
911 ADMINISTRATIVE	-	-	-	-	-	-	-	-
911 ADMINISTRATIVE SALARIES	-	9,400	-	4,802	83,527	829,687	-	1,650,606
912 AUDITING FEES	-	-	-	-	9,915	3,725	-	35,705
913 MANAGEMENT FEES	-	-	-	-	110,853	-	(801,377)	-
913.10 BOOK-KEEPING FEES	-	-	-	-	16,374	-	(175,945)	-
914 ADVERTISING AND MARKETING	-	-	-	-	8,829	4,047	-	16,191
915 EMPLOYEE BENEFIT CONTRIBUTION	-	2,650	-	2,393	26,242	202,490	-	445,238
916 OFFICE EXPENSES	-	2,402	-	477	13,776	71,240	(94,990)	230,061
917 LEGAL EXPENSE	-	-	-	-	6,914	19,300	-	32,519
918 TRAVEL	850	-	-	-	1,401	23,183	-	38,048
919 OTHER	-	-	-	-	550	-	-	6,703
TENANT SERVICES								
920 ASSET MANAGEMENT FEE	-	-	-	-	22,560	-	(78,600)	-
921 TENANT SERVICES SALARIES	69,413	-	-	-	19,406	-	-	209,999
922 RELOCATION COSTS	-	-	-	-	-	-	-	-
923 EMPLOYEE BENEFIT CONTRIBUTION	18,680	-	-	-	6,168	-	-	75,091
924 TENANT SERVICES OTHER	12,302	-	-	-	-	-	-	62,433
UTILITIES								
931 WATER	-	-	-	-	-	-	-	-
932 ELECTRICITY	-	-	-	-	74,012	519	-	244,468
933 GAS	-	-	-	-	13,800	26,529	-	220,076
934 FUEL	-	-	-	-	1,220	-	-	43,158
935 LABOR	-	-	-	-	-	-	-	-
936 SEWER	-	-	-	-	-	-	-	-
938 OTHER UTILITIES	-	-	-	164	18,805	1,065	-	301,096
ORDINARY MAINTENANCE & OPERATION								
941 ORDINARY MAINT AND OP LABOR	-	-	-	60	102,941	39	-	405,192
942 ORDINARY MAINTENANCE AND OF MATERIALS	-	-	-	232	78,195	6,293	-	532,963
943 ORDINARY MAINTENANCE AND OF CONTRACT	-	6,495	13,800	6,214	235,196	34,087	(1,384)	1,068,317
945 EMPLOYEE BENEFIT CONTRIBUTION	-	-	-	30	31,797	9	-	125,070
PROTECTIVE SERVICES								
951 PROTECTIVE SERVICES - LABOR	-	-	-	-	-	-	-	-
952 PROTECTIVE SERVICES - OTHER CONTRACT COSTS	-	-	-	-	1,107	360	-	3,534
953 PROTECTIVE SERVICES - OTHER	-	-	-	-	-	-	-	-
955 EMPLOYEE BENEFIT CONTRIBUTION PS	-	-	-	-	-	-	-	-

CHESAPEAKE REDEVELOPMENT HOUSING AUTHORITY
 CHESAPEAKE, VIRGINIA
 FINANCIAL DATA SCHEDULE
 DECEMBER 31, 2009

	ROSS	8 OTHER	9 OTHER	STATE/ LOCAL	BUSINESS ACTIVITIES	COCC	ELIMINATION	TOTAL
GENERAL EXPENSES	14,870							
961 INSURANCE PREMIUMS	-	-	-	668	59,753	25,078	-	255,513
962 OTHER GENERAL EXPENSES	-	-	-	-	11,623	37,201	-	730,839
962.1 COMPENSATED AGENCIES	-	-	-	-	-	-	-	10,281
963 PAYMENTS IN LIEU OF TAXES	-	-	-	-	-	-	-	40,287
964 BAD DEBT - TENANT	-	-	-	-	22,944	-	-	105,199
965 BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-
966 BAD DEBT - OTHER	-	-	-	-	-	-	-	-
967 INTEREST EXPENSE	-	-	-	-	41,953	22,268	-	63,621
968 SEVERANCE EXPENSE	-	-	-	-	-	-	-	-
969 TOTAL OPERATING EXPENSES	101,225	20,947	13,800	15,040	1,103,596	1,307,744	(1,152,196)	7,027,868
970 EXCESS OPERATING REVENUE OVER OP EXP	-	133,000	-	(12,734)	440,860	17,071	-	12,813,659
971 EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-
972 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	10,005	-	-	62,278
973 HAP	-	-	-	-	-	-	-	11,104,378
974 DEPRECIATION EXPENSE	-	-	-	-	316,916	22,204	-	1,216,543
975 FRAUD LOSSES	-	-	-	-	-	-	-	-
976 CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-
977 DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-
978 DRILLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-
900 TOTAL EXPENSES	101,225	20,947	13,800	15,040	1,430,517	1,329,948	(1,152,196)	19,511,067
1001 OPERATING TRANSFERS IN	-	-	-	-	-	-	-	269,524
1002 OPERATING TRANSFERS OUT	-	-	-	-	-	-	-	(269,524)
1006 PROCEEDS FROM PROPERTY SALES	-	-	-	-	-	-	-	-
1007 EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-
1008 SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-
1010 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-	-	-	-	-
1000 EXCESS REVENUE OVER EXPENSES	-	133,000	-	(12,734)	113,939	(5,133)	-	330,460
1103 BEGINNING EQUITY	-	-	-	608,988	8,574,539	1,427,862	-	23,260,137
1104 EQUITY TRANSFERS	-	-	-	-	-	-	-	-
1104 PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	-	(45,897)
1101 CAPITAL OUTLAYS ENTERPRISE FUND	-	133,000	-	796,254	8,688,478	1,422,729	-	23,544,700
ENDING EQUITY	-	-	-	-	-	-	-	-
1120 GROSS # UNITS	-	-	-	-	2,256	-	-	23,762
1121 # UNIT MONTHS LEASED	-	-	-	-	2,183	-	-	23,609

