

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

PHA Plans for the Chesapeake Redevelopment and Housing Authority

5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2005

Version 03

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Chesapeake Redevelopment and Housing Agency

PHA Number: VA012

PHA Fiscal Year Beginning: (mm/yyyy) 1/2005

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)
 - *Resident Services Office, 3001 Welcome Rd.*

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2005 - 2009
[24 CFR Part 903.5]

A. 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. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

The Chesapeake Redevelopment and Housing Authority is committed to achieving excellence in providing affordable quality housing, revitalizing communities and promoting upward mobility and self-sufficiency through alliances with public and private sector groups.

Progress Statement: *The Chesapeake Redevelopment and Housing Authority is committed to its mission of providing quality affordable housing, revitalizing communities and promoting upward mobility and self-sufficiency through alliances with public and private sector groups. Of the goals we identified in the 5-Year Plan, several key issues were: employee retention and morale, youth success, public safety, and revitalization and development of neighborhoods. With the dedication and persistent efforts of the Board of Commissioners, our Management Team and committed employees, we were successful in meeting our goals. Although these accomplishments are important to us, we consider our biggest achievement to be the restoration of integrity, accountability and responsibility to the agency.*

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
- Apply for additional rental vouchers:
 - Reduce public housing vacancies:

- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)

- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (PHAS score)
HUD shall continue to recognize CRHA as a High Performer through 2009
 - Improve voucher management: (SEMAP score)
Achieve High Performer status by 12/31/06
 - Increase customer satisfaction:
CRHA shall continue to promote a work environment with a capable and efficient team of employees to operate as a customer friendly and fiscal prudent leader in the affordable housing industry.
 - Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
 - Renovate or modernize public housing units: *CRHA shall make its public housing units more marketable to the community by utilizing the Capital Fund Financing Program to complete comprehensive renovations.*
 - Demolish or dispose of obsolete public housing:
 - Provide replacement public housing:
 - Provide replacement vouchers:
 - Other: (list below)

- PHA Goal: Increase assisted housing choices
Objectives:
 - Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords: *Hold at least 2 landlord meetings per year*
 - Increase voucher payment standards
 - Implement voucher homeownership program: *Achieve a minimum of 5 homes by 12/31/06.*
 - Implement public housing or other homeownership programs: *Continue partnership with Habitat for Humanity and Tidewater Builders Association (TBA) to provide homeownership opportunities.*
 - Implement public housing site-based waiting lists:
 - Convert public housing to vouchers:
 - Other: (list below)

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

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

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families: *Increase the current number by 10% per year*
 - Provide or attract supportive services to improve assistance recipients' employability: *Continue and expand current practices and policies.*
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities: *Continue and expand current practices and policies*
 - Other: (list below)

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

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

Other PHA Goals and Objectives: (list below)

PHA Goal: Facilitate the revitalization of neighborhoods
Objectives:

- Identify and assess deteriorating neighborhoods
- Utilize redevelopment powers, in partnership with local government and non-profits, to revitalize neighborhoods
- Explore creative financing alternatives for new development

Annual PHA Plan
PHA Fiscal Year 2005
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Chesapeake Redevelopment and Housing Authority (CRHA) has prepared this PHA Plan in compliance with Section 5ll of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

The purpose of the Annual Plan is to provide a framework for local accountability and an easily identifiable source by which our customers and members of the public may locate basic PHA policies, rules, and requirements related to the operations, programs and services of the agency.

The Chesapeake Redevelopment and Housing Authority is an agency that promotes self-sufficiency and asset development of families and individuals, and seeks to improve the community quality of life and economic stability. CRHA further works to ensure equal opportunity in housing for all Americans.

The most important challenge to be met by the Authority during the 5-year period is the implementation of a Housing Strategic Plan. CRHA has contracted with the Virginia Tech University to conduct a housing assessment of the City of Chesapeake and also develop a strategic plan for the Authority to use as a guide in its efforts to redevelop and revitalize the under-served communities throughout the City.

Since its inception, the Authority has worked to provide affordable, decent, safe and sanitary housing for low-income families. The condition of the industry today is such that the new rules, guidelines, and directives have been issued without mandate changes in the operation of the Authority. The Authority is faced with a decreasing

availability of funding from HUD in the face of needing to provide more services for low-income citizens. The availability of funding is essential for CRHA to maintain its current level of operation and providing of services to its clients. We remain committed to continue to provide all programs under more limited budget constraints and with more extensive regulations and laws.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration (*va012a03*)
- FY 2005 Capital Fund Program Annual Statement (*va012b03*)

- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- Other (List below, providing each attachment name)
 - *Deconcentration and income mixing (va012c03)*
 - *Section 8(y) Homeownership Capacity statement (va012d03)*

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan (*va012e03*)
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)
 - *2003 Performance and Evaluation Report (Supplemental) (va012f03)*
 - *2003 Performance and Evaluation Report (va012g03)*
 - *2002 Performance and Evaluation Report (va012h03)*
 - *2001 Performance and Evaluation Report (va012i03)*
 - *Pet Policy(Family) (va012k03)*
 - *Resident Service and Satisfaction Follow-Up Plan (va012l03)*

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income <= 30% of AMI	1879	5	3	2	3	3	4
Income >30% but <=50% of AMI	1634	3	3	3	3	3	3
Income >50% but <80% of AMI	1669	2	4	4	3	3	3
Elderly	1083	4	4	3	4	3	3
Families with Disabilities	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Race/Ethnicity	N/A	N/A	N/A	N/A	N/A	N/A	N/A

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2000/01-2004/05
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	3962		
Extremely low income <=30% AMI	3113	78%	
Very low income (>30% but <=50% AMI)	846	21%	
Low income (>50% but <80% AMI)	5	.1%	
Families with children	2524	63%	
Elderly families	101	2.5%	
Families with Disabilities	104	2.6%	
<i>White</i>	129	3.31%	
<i>Black</i>	3760	96.36%	
<i>Asian</i>	4	.10%	
<i>Other</i>	5	.13%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	<i>N/A</i>	<i>N/A</i>	
2 BR	<i>N/A</i>	<i>N/A</i>	
3 BR	<i>N/A</i>	<i>N/A</i>	
4 BR	<i>N/A</i>	<i>N/A</i>	
5 BR	<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)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 month			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
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Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	117		
Extremely low income <=30% AMI	104	89%	
Very low income (>30% but <=50% AMI)	13	11%	
Low income (>50% but <80% AMI)	0	0	
Families with children	95	81%	
Elderly families	1	.8%	
Families with Disabilities	8	7%	
<i>White</i>	19	10%	
<i>Black</i>	171	88%	
<i>Other</i>	4	2%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	22	19%	
2 BR	66	56%	
3 BR	26	22%	
4 BR	3	3%	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? 1 month			
Does the PHA expect to reopen the list in the PHA Plan year? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing 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**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

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

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

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

Select all that apply

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

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

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

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

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

Other: (list below)

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

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

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

(2) Reasons for Selecting Strategies

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

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

2. Statement of Financial Resources

[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 operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2005 grants)		
a) Public Housing Operating Fund	1,370,579.00	
b) Public Housing Capital Fund	758,208.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	9,532,975.00	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	1,088,002.00	Other (Housing/Non-Housing Community Development, Admin)
i) HOME	769,465.00	Other (Homeownership rehab/development, down payment assistance, admin, operating expense)
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
2004 Capital Funds	758,208.00	Public Housing Capital Improvements
2004 Capital Funds	437,484.00	Public Housing Capital Improvements
3. Public Housing Dwelling Rental Income		
	790,052.00	Public Housing operations
4. Other income (list below)		
	122,000.00	Public Housing operations
- Excess utilities 54,000.00		
- Interest on Investments 10,000.00		
- Late charges 20,000.00		
- Damage Charges 15,500.00		
- Other: Laundry services, Day Care rent, Police field office 10,500.00		
- Legal Charges 12,000.00		
4. Non-federal sources (list below)		
Total resources	15,626,973.00	

3. PHA Policies Governing Eligibility, Selection, and Admissions

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe)
- *Applicants eligibility is determined prior to being placed on waiting list*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Other (describe)

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
- Sub-jurisdictional lists
- Site-based waiting lists
- Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
- PHA development site management office
- Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

Not applicable – the PHA does not plan to operate a site based-waiting list.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 - PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - One
 - Two
 - Three or More
- b. Yes No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA: *N/A*

(4) Admissions Preferences

- a. Income targeting:
 - Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

5 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
 - Substandard housing
 - Homelessness
 - High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- 1 Residents who live and/or work in the jurisdiction
- 4 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA’s Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list)

b. How often must residents notify the PHA of changes in family composition?

(select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes

- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

Adoption of site based waiting lists
If selected, list targeted developments below:

Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

- *All developments*

Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- *All developments*

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply) *N/A*

Additional affirmative marketing

Actions to improve the marketability of certain developments

Adoption or adjustment of ceiling rents for certain developments

Adoption of rent incentives to encourage deconcentration of poverty and income-mixing

Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

Not applicable: results of analysis did not indicate a need for such efforts

List (any applicable) developments below:

- *All developments*

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
 List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors below)
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)
▪ *Previous landlord references, if requested*

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None

- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
- Other (list below)

(3) Search Time

a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

- *Applicant may have extenuating circumstances beyond his control (i.e. tight housing market, hospitalization, death) and could not meet deadline.*

(4) Admissions Preferences

a. Income targeting

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

5 Date and Time

Former Federal preferences

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden

Other preferences (select all that apply)

- 3 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- 1 Residents who live and/or work in your jurisdiction
- 4 Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- 2 Victims of reprisals or hate crimes
- Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)
- Date and time of application
- Drawing (lottery) or other random choice technique
5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)
- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan
6. Relationship of preferences to income targeting requirements: (select one)
- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

- a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)
- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
- *Admissions and Occupancy Policy*
- b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?
- Through published notices
- Other (list below)
- *Place notice with cooperative agencies involved with special set-aside (i.e. Social Services and Community Service Board)*

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

- a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below: *N/A*

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: *N/A*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply) *N/A*

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply) *N/A*

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The “rental value” of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
- *Income decrease*
 - *Changes in family composition*
- g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply) *N/A*

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply) *N/A*

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

Not applicable – High Performer

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
- A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year	Expected Turnover
--------------	----------------------------------	-------------------

	Beginning	
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)
- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures

Not applicable – High Performer

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. Yes No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- PHA main administrative office
 PHA development management offices
 Other (list below)

B. Section 8 Tenant-Based Assistance

1. Yes No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- PHA main administrative office
 Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) *va36b03*

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment *va36j03*

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- Revitalization Plan under development
- Revitalization Plan submitted, pending approval
- Revitalization Plan approved
- Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

- Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description *N/A*

- Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description *N/A*
 Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development

Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description *N/A*

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date

submitted or approved:

- Units addressed in a pending or approved HOPE VI demolition application
(date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan
(date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description *N/A*

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

- Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

Not applicable – High Performer

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2005 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

b. Yes No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- Adopting appropriate changes to the PHA’s public housing rent determination policies and train staff to carry out those policies
 - Informing residents of new policy on admission and reexamination
 - Actively notifying residents of new policy at times in addition to admission and reexamination.
 - Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services

- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

Not applicable – High Performer

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents
(select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake:
(select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities

- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan *Not Required*

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

Pet Policy (Family) - attachment va012k03

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management *Not applicable – High Performer*

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
 - Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- Attached at Attachment (File name)
- Provided below:

Question/Comment: Does the PHA do local criminal background checks?

PHA Response: Yes, we use a service that provides state and local checks.

Question/Comment: Does the PHA do checks at re-certification time?

PHA Response: Yes-staff does an abbreviated free search through VA Criminal Court Case at re-cert..

Question/Comment: Why does the PHA ask for savings account information at re-exam time?

PHA Response HUD requires it.

Question/Comment: Will Capital Fund money for A/Cs address plumbing problems?

PHA Response: A/C work at Broadlawn Park will not address plumbing issues. Some plumbing is required to complete the A/C work (ie. New water heaters) but stop-ups and other plumbing issues should be called in to Maintenance. CRHA plans to do new physical needs assessment in 2005 for all public housing sites.

Question/Comment: Lights are not adequate or out most of the time, need additional lighting to deter illegal activity.

PHA Response: As of 10/01/04 all lights were checked and bulbs replaced. The Executive Director now requires a weekly report detailing the status of lights at all public housing sites. Bulbs will be replaced weekly and an assessment will be made to determine if more lighting is needed.

Question/Comment: Not much is planned for Peaceful Village in the Capital Fund plan. Why?

PHA Response: *Peaceful Village was built in 1994 and does not require Capital Fund improvements at this time.*

3. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process *N/A*

a. Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *City of Chesapeake, Virginia*
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - *The Chesapeake Redevelopment and Housing Authority served as the lead agency in developing the Consolidated Plan document, under the guidance and oversight of the City's Office of Intergovernmental Affairs, Youth and Family Services. As part of the annual local consultation process, CRHA convened a meeting of the Consolidated Plan Planning Partners on January 15, 2004. The Planning Partners are a diverse group of public and private agency representatives that convene at the beginning of each Five-Year Consolidated Plan and Annual Action plan development process to discuss the community's needs in the areas of assisted housing, health services, social services and non-housing community development needs. Following this collaborative meeting each participant submits a written statement to CRHA providing detailed information on community resources and needs.*
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - *Increase affordable housing stock – CRHA building 40 unit LIHTC*
 - *Increase supportive housing for special needs*
 - *CRHA provided land for HUD 811 facility*
 - *Revitalizing deteriorating neighborhoods*
 - *CRHA conducting assessment for possible development plan for south Norfolk community*
 - *Economic empowerment of low-income residents thru training, etc.*
 - *CHRA held 3rd annual Empowerment Conference for Residents.*
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Chesapeake, in conjunction with the Chesapeake Redevelopment and Housing Authority will administer a variety of activities with CDBG and HOME

Program funds which promote affordable housing and community development opportunities. Under the guidance of the City of Chesapeake Office of Intergovernmental Affairs, the CRHA will implement and administer approximately 80% of the CDBG funds and 100% of the HOME funds. Funds targeted for priority needs or specific objectives include activity/ projects that:

- *Promote affordable homeownership opportunities for low-income persons*
- *Provide enrichment program for the children of a public housing community*
- *To focus on efforts to preserve and increase the low-income housing stock through activities that benefit low and very low income persons*
- *To provide assistance to the homeless*

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management								
Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>

Attachment: va012a0
DECONCENTRATION AND INCOME TARGETING POLICY
FOR THE
CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY
CHESAPEAKE, VIRGINIA

DECONCENTRATION AND INCOME TARGETING POLICY
(of the Public Housing Admissions and Continued Occupancy Policy)

Sub-Title A, Section 513 of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), establishes two interrelated requirements for implementation by Public Housing Authorities: (1) Economic Deconcentration of public housing developments and (2) Income Targeting to assure that families in the “extremely low” income category are proportionately represented in public housing and that pockets of poverty are reduced or eliminated. Under the deconcentration requirement, PHAs are to implement a program which provides that families with lowest incomes will be offered units in housing developments where family incomes are the highest and high-income families will be offered units in developments where family incomes are the lowest. In order to implement these new requirements the PHA must promote these provisions as policies and revise their Admission and Continued Occupancy policies and procedures to comply.

Therefore, the Chesapeake Redevelopment & Housing Authority (hereinafter referred to as PHA) hereby affirms its commitment to implementation of the two requirements by adopting the following policies:

A. Economic Deconcentration:

Admission and Continued Occupancy policies are revised to include the PHA’s policy of promoting economic deconcentration of its housing developments by offering low-income families, selected in accordance with applicable preferences and priorities, units in developments where family incomes are highest. Conversely, families with higher incomes will be offered units in developments with the lowest average family incomes.

Implementation of this program will require the PHA to: (1) determine and compare the relative tenant incomes of each development and the incomes of families in the census tracts in which the developments are located, and (2) consider what policies, measures or incentives are necessary to bring high-income families into low-income developments (or into developments in low-income census tracts) and low-income families into high-income developments (or into developments in high-income census tracts).

In addition, an assessment of the average family income for each development is necessary. Families will be provided with an explanation of the policy during the application/screening process and/or the occupancy orientation sessions and given opportunities to discuss the options available to them. The families will also be informed that should they choose not to accept the first unit offered under this system, their refusal will not be cause to drop their name to the bottom of the list.

Implementation may include one or more of the following options:

- Skipping families on the waiting list based on income;
- Establishing preferences for working families;
- Establish preferences for families in job training programs;
- Establish preferences for families in education or training programs;
- Marketing campaign geared toward targeting income groups for specific developments;
- Additional supportive services;
- Additional amenities for all units;
- Ceiling rents;
- Flat rents for developments and unit sizes;
- Different tenant rent percentages per development;
- Different tenant rent percentages per bedroom size;
- Saturday and evening office hours;
- Security Deposit waivers;
- Revised transfer policies;
- Site-based waiting lists;
- Mass Media advertising/Public service announcements; and
- Giveaways.

B. Income Targeting

As public housing dwelling units become available for occupancy, responsible PHA employees will offer units to applicants on the waiting list. In accordance with the Quality Housing and Work Responsibility Act of 1998, the PHA encourages occupancy of its developments by a broad range of families with incomes up to eighty percent (80%) of the median income for the jurisdiction in which the PHA operates. At a minimum, forty percent (40%) of all new admissions to public housing **on an annual basis** will be families with incomes at or below thirty percent (30%) (extremely low-income) of the area median income. The offer of assistance will be made without discrimination because of race, color, religion, sex, national origin, age, handicap or familial status.

The PHA may employ a system of income ranges in order to maintain a public housing resident body composed of families with a range of incomes and rent paying abilities representative of the range of incomes among low-income families in the PHA's area of operation, and will take into account the average rent that should be received to maintain financial solvency. The selection procedures are designed so that selection of new public housing residents will bring the actual distribution of rents closer to the projected distribution of rents.

In order to implement the income targeting program, the following policy is adopted:

- ▶ The PHA may select, based on date and time of application and preferences, two (2) families in the extremely low-income category and two (2) families from the lower/very low-income category alternately until the forty percent

(40%) admission requirement of extremely low-income families is achieved (2 plus 2 policy).

- ▶ After the minimum level is reached; all selections may be made based solely on date, time and preferences. Any applicants passed over as a result of implementing this 2 plus 2 policy will retain their place on the waiting list and will be offered a unit in order of their placement on the waiting list.
- ▶ To the maximum extent possible, the offers will also be made to affect the PHA's policy of economic deconcentration.
- ▶ For the initial year of implementation, a pro-rated percentage of the new admissions will be calculated from April 1, 1999 through the end of the fiscal year. Following the initial implementation period, the forty percent (40%) requirement will be calculated based on new admissions for the fiscal year.
- ▶ The PHA reserves the option, at any time, to reduce the targeting requirement for public housing by no more than ten percent (10%), if it increases the target figure for its Section 8 program from the required level of seventy-five percent (75%) of annual new admissions to no more than eighty-five percent (85%) of its annual new admissions.

CAPITAL FUND PROGRAM TABLES START HERE

Attachment va012b03

Annual Statement /Performance and Evaluation Report		9/27/2004
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary		
PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: VA36P01250105 Replacement Housing Factor Grant No:	Federal FY of Grant: 2005

Original Annual Statement
 Reserved for Disasters/Emerge
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending
 Final Performance and Evaluation Report for Program Year Ending

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses (20% of total grant)	151,641.00			
3	1408 Management Improvements	76,935.00			
4	1410 Administration	75,820.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	96,466.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	160,000.00			
10	1460 Dwelling Structures	185,312.00			
11	1465.1 Dwelling Equipment-Nonexpendable	0.00			
12	1470 Nondwelling Structures	0.00			
13	1475 Nondwelling Equipment	0.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	0.00			
18	1499 Development Activities	0.00			
19	1501 Collateralization or Debt Service	0.00			
20	1502 Contingency	12,034.00			
21	Amount of Annual Grant (sums of lines 2-20)	\$758,208.00			
22	Amount of line 21 Related to LBP Activities	0.00			
23	Amount of Line 21 Related to Section 504 Compliance	0.00			
24	Amount of Line 21 Related to Security - Soft Costs	\$24,935.00			
25	Amount of Line 21 Related to Security - Hard Costs	0.00			
26	Amount of Line 21 Related to Energy Conservation Measures	0.00			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

9/27/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250105 Replacement Housing Factor Grant No:				2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations:	1406		151,641.00				
	Total 1406			151,641.00				
HA-Wide	Management Improvements:	1408						
	A. Partial Salaries for Resident Services Staff			37,000.00				
	B. Resident Services Programs			10,000.00				
	C. Staff Training			5,000.00				
	D. Security			24,935.00				
	Total 1408			76,935.00				
HA-Wide	Administration:	1410						
	A. Partial Salaries for CRHA Staff Involved in CFP			75,820.00				
	Total 1410			75,820.00				
HA-Wide	Fees and Costs:	1430						
	A. A/E Services related to Modernization efforts for VA 12-3			32,656.00				
	B. CFP Inspector			50,765.00				
	C. Employee Benefit Contributions			13,045.00				
	Total 1430			96,466.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

9/27/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250105 Replacement Housing Factor Grant No:				2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 12-1	Site Improvements:	1450						
Broadlawn Park	A. Upgrade Playground		3 EA	45,000.00				
	B. Repair Sidewalks			12,500.00				
	Subtotal 1450			\$57,500.00				
	Total VA 12-1, Broadlawn Park			\$57,500.00				
VA 12-2	Site Improvements:	1450						
Broadlawn Park	A. Upgrade Playground		2 EA	30,000.00				
	B. Repair Sidewalks			12,500.00				
	Subtotal 1450			\$42,500.00				
	Total VA 12-2, Broadlawn Park			\$42,500.00				
VA 12-3	Site Improvements:	1450						
MacDonald Manor	A. Tree Pruning			15,000.00				
	B. Repair Sidewalks			10,000.00				
	C. Upgrade Playground			35,000.00				
	Subtotal 1450			\$60,000.00				
	Dwelling Structures:	1460						
	A. Install A/C Systems (phase I)			154,003.00				
	B. Replace DHW Heaters			31,309.00				
	Subtotal 1460			\$185,312.00				
	Total VA 12-3, MacDonald Manor			\$245,312.00				
HA Wide	Contingency:	1502		12,034.00				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

9/27/2004

PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250105 Replacement Housing Factor Grant No:				Federal FY of Grant: 2005
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Original	Revised	Actual	
VA 12-1 Broadlawn Park	9/30/2007		09/30/09			
VA 12-2 Broadlawn Park	9/30/2007		09/30/09			
VA 12-3 MacDonald Manor	9/30/2007		09/30/09			
HA-Wide	9/30/2007		09/30/09			

Attachment: va012c03
Chesapeake Redevelopment and Housing Authority

Component 3, (6) Deconcentration and Income Mixing

- a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.
- b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.

If yes, list these developments as follows:

Deconcentration Policy for Covered Developments			
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

Attachment: va012d03
Chesapeake Redevelopment and Housing Authority

Section 8 Homeownership Program Capacity Statement

The Housing Authority demonstrates its capacity to administer the Section 8 Homeownership program as the following policies are adopted:

- Financing for purchase of a home will be provided; insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.

Capital Fund Program Five-Year Action Plan

Part I: Summary (1 of 2 pages)

9/27/2004

Attachment va012e03

HA Name: Chesapeake Redevelopment and Housing Authority				<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
HA - Wide	Annual Statement	\$400,862.00	\$400,862.00	\$400,862.00	\$400,862.00
VA 12-1					
Broadlawn Park		0.00	0.00	123,801.00	0.00
VA 12-2					
Broadlawn Park		0.00	0.00	70,609.00	0.00
VA 12-3					
MacDonald Manor		357,346.00	223,010.00	0.00	98,640.00
VA 12-5					
Schooner Cove		0.00	63,400.00	39,000.00	123,127.00
VA 12-9					
Owens Village		0.00	50,000.00	123,936.00	135,579.00
VA 12-10					
Peaceful Village		0.00	10,468.00	0.00	0.00
VA 12-11					
Peaceful Village		0.00	10,468.00	0.00	0.00
Total Physical Needs		\$357,346.00	\$357,346.00	\$357,346.00	\$357,346.00
CFP Funds Listed for 5-Year planning		\$758,208.00	\$758,208.00	\$758,208.00	\$758,208.00
Replacement Housing Factor Funds		0.00	0.00	0.00	0.00

Capital Fund Program Five-Year Action Plan

Part I: Summary

(Page 2 of 2)

HA Name: Chesapeake Redevelopment and Housing Authority				<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Revision No. _____
Development Number/Name/HA-Wide	Year 1 2005	Work Statement for Year 2 FFY Grant: 2006 PHA FY: 2006	Work Statement for Year 3 FFY Grant: 2007 PHA FY: 2007	Work Statement for Year 4 FFY Grant: 2008 PHA FY: 2008	Work Statement for Year 5 FFY Grant: 2009 PHA FY: 2009
	Annual Statement				
HA-Wide:					
Operations 1406		124,967.00	127,764.00	111,954.00	151,641.00
Management Improvements 1408		103,609.00	100,812.00	116,622.00	76,935.00
Administration 1410		75,820.00	75,820.00	75,820.00	75,820.00
Fees and Cost 1430		96,466.00	96,466.00	96,466.00	96,466.00
Subtotal HA-Wide:					
CFP Funds Listed for 5-Year planning		\$400,862.00	\$400,862.00	\$400,862.00	\$400,862.00
Replacement Housing Factor Funds		0.00	0.00	0.00	0.00

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 2006		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	VA12-3		
	MacDonald Manor		
		A. Install A/C Systems (phase II)	\$315,948
Annual			
		B. Replace DHW Heaters (phase II)	41,398
		Subtotal	\$357,346
Statement			
		See Page 7 for HA - Wide Breakout	400,862.00
		TOTAL	\$758,208

**Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	<u>VA12-3</u>		
	MacDonald Manor	A. Install A/C Systems (phase II)	\$189,012
		B. Replace DHW Heaters (phase II)	33,998
Annual		Subtotal	223,010
	<u>VA 12-5</u>		
	Schooner Cove	A. Complete Vinyl Siding Replacement	\$63,400
Statement		Subtotal	63,400
	<u>VA 12-9</u>		
	Owens Village		
		A. Install Screen Doors	\$30,000
		B. Replace Tub Fixtures	20,000
		Subtotal	\$50,000
	<u>VA 12-10</u>		
	Peacefull Village	A. Landscaping	\$10,468
		Subtotal	10,468
	<u>VA 12-11</u>		
	Peacefull Village	A. Landscaping	\$10,468
		Subtotal	\$10,468
		See Page 8 for HA - Wide Breakout	\$400,862
		TOTAL	\$758,208

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 4 FFY Grant: 2008 2008		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	VA 12-1		
	Broadlawn Park	A. Replace Appliances	15,000
		B. Enclose closets and hang doors	108,801
Annual		Subtotal	123,801
	VA 12-2		
	Broadlawn Park	A. Replace Appliances	15,000
		B. Enclose closets and hang doors	\$55,609
Statement		Subtotal	\$70,609
	VA 12-3		
	MacDonald Manor	A. Replace Appliances	30,000
		B. Repair Storm Drains	9,000
		Subtotal	39,000
	VA 12-5		
	Schooner Cove	A. Upgrade Interior Lighting	\$25,000
		B. Replace Kitchen and Bath Floors	\$28,830
		C. Upgrade Plumbing Fixtures	70,106
		Subtotal	123,936
		See Page 9 for HA - Wide Breakout	\$400,862
		TOTAL	\$758,208

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	VA 12-3		
	MacDonald Manor	A. Replace Stairwell System	\$85,044
		B. Scrape and Paint Stairwells	13,596
Annual		Subtotal	98,640
	VA 12-5		
	Schooner Cove	A. Complete Bathroom Renovations	74,564
		B. Replace Kitchen Countertops and Sinks	\$34,563
Statement		C. Landscaping	14,000
		Subtotal	\$123,127
	VA 12-9		
	Owens Village	A. Replace Kitchen Countertops and sinks	\$84,312
		B. Replace Kitchen Floors	\$51,267
		Subtotal	135,579
		See Page 10 for HA - Wide Breakout	\$400,862
		TOTAL	\$758,208

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 2 FFY Grant: 2006 PHA FY: 2006		Estimated Cost
2005	Development Name/Number	Major Work Categories	
See	HA Wide		
	Operations	A. Cost of preparing plan update, energy audit and general	124,967
Annual		Subtotal	\$124,967
	Management	A. Resident Services Staff	37,000
	Improvements	B. Resident Programs	10,000
		C. Staff Training	5,000
Statement		D. Security	24,935
		E. Upgrade two Maintenance Vehicles (1/2 ton pickups)	\$26,674
		Subtotal	\$103,609
	Administration	A. Partial Salaries for CRHA Involved in CFP	75,820
		Subtotal	\$75,820
	Fees and Cost	A. Fees associated with A/E design services and CFP Inspector	96,466.00
		Subtotal	\$96,466
		TOTAL HA-WIDE 2006	\$400,862

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year: 3 FFY Grant: 2007 PHA FY: 2007		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide		
	Operations	A. Cost of preparing plan update, energy audit and general	127,764
Annual		Subtotal	\$127,764
	Management	A. Resident Services Staff	37,000
	Improvements	B. Resident Programs	10,000
		C. Staff Training	5,000
Statement		D. Security	24,935
		E. Upgrade one Maintenance Vehicle (utility truck)	23,877
		Subtotal	\$100,812
	Administration	A. Partial Salaries for CRHA Staff Involved in CFP	75,820
		Subtotal	\$75,820
	Fees and Cost	A. Fees associated with A/E design services and CFP Inspector	96,466.00
		Subtotal	\$96,466
		TOTAL HA-WIDE 2007	\$400,862

Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities

Activities for Year 1	Activities for Year:4 FFY Grant: 2008 PHA FY: 2008		
2005	Development Name/Number	Major Work Categories	Estimated Cost
See	HA Wide		
	Operations	A. Cost of preparing plan update, energy audit and general	111,954
Annual		Subtotal	\$111,954
	Management	A. Resident Services Staff	37,000
	Improvements	B. Resident Programs	10,000
		C. Staff Training	5,000
Statement		D. Security	24,935
		E. Upgrade one Maintenance Vehicle (dump truck)	\$39,687
		Subtotal	\$116,622
	Administration	A. Partial Salaries for CRHA Staff Involved in CFP	75,820
		Subtotal	\$75,820
	Fees and Cost	A. Fees associated with A/E design services and CFP Inspector	96,466.00
		Subtotal	\$96,466
		TOTAL HA-WIDE 2008	\$400,862

**Capital Funds Program Five Year Action Plan
Part II: Supporting Pages--Work Activities**

Activities for Year 1	Activities for Year: 5 FFY Grant: 2009 PHA FY: 2009		Estimated Cost
2005	Development Name/Number	Major Work Categories	
See	HA Wide		
	Operations	A. Cost of preparing plan update, energy audit and general	151,641
Annual		Subtotal	\$151,641
	Management	A. Resident Services Staff	37,000
	Improvements	B. Resident Programs	10,000
		C. Staff Training	5,000
Statement		D. Security	24,935
		Subtotal	\$76,935
	Administration	A. Partial Salaries for CRHA Staff Involved in CFP	75,820
		Subtotal	\$75,820
	Fees and Cost	A. Fees associated with A/E design services and CFP Inspector	96,466.00
		Subtotal	\$96,466
		TOTAL HA-WIDE 2009	\$400,862

CAPITAL FUND PROGRAM TABLES START HERE

Attachment va012f03

Annual Statement /Performance and Evaluation Report 8/6/2004
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: <p align="center">CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY "Supplemental Set-Aside Capital Funds"</p>	Grant Type and Number: Capital Fund Program Grant No: VA36P01250203 Replacement Housing Factor Grant No:	Federal FY of Grant: <p align="center">2003</p>
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- | | | |
|--|--|---|
| <input type="checkbox"/> Original Annual Statement | <input type="checkbox"/> Reserved for Disasters/Emergencies | <input type="checkbox"/> Revised Annual Statement/Revision Number _____ |
| <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/30/04 | <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending | |

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	0.00		0.00	0.00
3	1408 Management Improvements	0.00		0.00	0.00
4	1410 Administration	0.00		0.00	0.00
5	1411 Audit	0.00		0.00	0.00
6	1415 Liquidated Damages	0.00		0.00	0.00
7	1430 Fees and Costs	0.00		0.00	0.00
8	1440 Site Acquisition	0.00		0.00	0.00
9	1450 Site Improvement	0.00		0.00	0.00
10	1460 Dwelling Structures	130,478.00		0.00	0.00
11	1465.1 Dwelling Equipment-Nonexpendable	0.00		0.00	0.00
12	1470 Nondwelling Structures	0.00		0.00	0.00
13	1475 Nondwelling Equipment	0.00		0.00	0.00
14	1485 Demolition	0.00		0.00	0.00
15	1490 Replacement Reserve	0.00		0.00	0.00
16	1492 Moving to Work Demonstration	0.00		0.00	0.00
17	1495.1 Relocation Costs	0.00		0.00	0.00
18	1499 Development Activities	0.00		0.00	0.00
19	1501 Collateralization or Debt Service	0.00		0.00	0.00
20	1502 Contingency	0.00		0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$130,478.00		\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities	0.00		0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00		0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	0.00		0.00	0.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00		0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00		0.00	0.00

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

8/6/2004

Part II: Supporting Pages

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250203 Replacement Housing Factor Grant No:					2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 12-1	Dwelling Structures:	1460						No activity to date.
Broadlawn Park	A. Exterior Electrical Distribution			15,000.00		0.00	0.00	
	Repairs							
	B. Upgrade Electrical Panels			50,239.00		0.00	0.00	
	Total VA 12-1, Broadlawn Park			\$65,239.00		\$0.00	\$0.00	
VA 12-2	Dwelling Structures:	1460						No activity to date.
Broadlawn Park	A. Exterior Electrical Distribution			15,000.00		0.00	0.00	
	Repairs							
	B. Upgrade Electrical Panels, Repairs			50,239.00		0.00	0.00	
	Total VA 12-2, Broadlawn Park			\$65,239.00		\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

8/6/2004

PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: VA36P01250203 Replacement Housing Factor Grant No:	Federal FY of Grant: 2003
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Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
VA 12-1 Broadlawn Park	2/13/2006			2/13/2008			
VA 12-2 Broadlawn Park	2/13/2006			2/13/2008			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment va012g03

Annual Statement /Performance and Evaluation Report						8/6/2004
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary						
PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program Grant No: VA36P01250103 Replacement Housing Factor Grant No:		Federal FY of Grant: 2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserved for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement/Revision Number _____		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/30/04				<input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost		
		Original	Revised	Obligated	Expended	
1	Total Non-Capital Funds					
2	1406 Operating Expenses	85,838.00		220.68	220.68	
3	1408 Management Improvements	76,935.00		45,056.70	27,389.84	
4	1410 Administration	65,469.00		64,969.00	25.55	
5	1411 Audit	0.00		0.00	0.00	
6	1415 Liquidated Damages	0.00		0.00	0.00	
7	1430 Fees and Costs	63,656.00		28,500.00	0.00	
8	1440 Site Acquisition	0.00		0.00	0.00	
9	1450 Site Improvement	42,674.00		0.00	0.00	
10	1460 Dwelling Structures	291,000.00		208,940.48	133,896.35	
11	1465.1 Dwelling Equipment-Nonexpendable	4,000.00		0.00	0.00	
12	1470 Nondwelling Structures	0.00		0.00	0.00	
13	1475 Nondwelling Equipment	0.00		0.00	0.00	
14	1485 Demolition	0.00		0.00	0.00	
15	1490 Replacement Reserve	0.00		0.00	0.00	
16	1492 Moving to Work Demonstration	0.00		0.00	0.00	
17	1495.1 Relocation Costs	0.00		0.00	0.00	
18	1499 Development Activities	0.00		0.00	0.00	
19	1501 Collateralization or Debt Service	0.00		0.00	0.00	
20	1502 Contingency	25,121.00		0.00	0.00	
21	Amount of Annual Grant (sums of lines 2-20)	\$654,693.00		\$347,686.86	\$161,532.42	
22	Amount of line 21 Related to LBP Activities					
23	Amount of Line 21 Related to Section 504 Compliance					
24	Amount of Line 21 Related to Security - Soft Costs	\$24,935.00		\$7,437.92	\$7,437.92	
25	Amount of Line 21 Related to Security - Hard Costs					
26	Amount of Line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

8/6/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program Grant No: VA36P01250103 Replacement Housing Factor Grant No:				2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		85,838.00		220.68	220.68	Ongoing operating expenses.
	Total 1406			85,838.00		220.68	220.68	
HA-Wide	Management Improvements:	1408						
	A. Partial Salaries for Resident Services			37,000.00		37,000.00	19,358.69	Ongoing staff salaries and benefits
	B. Resident Services Programs			10,000.00		0.00	0.00	Utilizing prior year funds.
	C. Staff Training			5,000.00		618.78	593.23	Additional expenses after 6/30/04.
	D. Security			24,935.00		7,437.92	7,437.92	Additional expenses after 6/30/04.
	Total 1408			76,935.00		45,056.70	27,389.84	
HA-Wide	Administration:	1410						
	A. Partial Salaries for CRHA Staff Involved in CFP			65,469.00		64,969.00	25.55	Ongoing staff salaries and benefits.
	Total 1410			65,469.00		64,969.00	25.55	
HA-Wide	Fees and Costs:	1430						
	A. A/E Services related to Modernization efforts for VA 12-3			32,656.00		0.00	0.00	No activity to date.
	B. CFP Inspector			24,765.00		22,265.00	0.00	Ongoing staff salaries.
	C. Employee Benefit Contributions			6,235.00		6,235.00	0.00	Ongoing staff benefits.
	Total 1430			63,656.00		28,500.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

8/6/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program Grant No: VA36P01250103 Replacement Housing Factor Grant No:				2003	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 12-1	Site Improvements:	1450						No activity to date
Broadlawn Park	A. Tree Pruning		32 EA	37,310.00		0.00	0.00	
	Subtotal 1450			37,310.00		0.00	0.00	
	Total VA 12-1, Broadlawn Park			\$37,310.00		\$0.00	\$0.00	
VA 12-2	Dwelling Structures:	1460						
Broadlawn Park	A. Install A/C Systems		32 EA	243,824.00		166,764.48	91,720.35	Contract underway.
	B. Replace DHW Heaters		32 EA	21,280.00		21,280.00	21,280.00	Contract underway.
	C. Repair MER Interiors		32 EA	15,200.00		15,200.00	15,200.00	Contract underway.
	D. Replace MER Doors		32 EA	5,696.00		5,696.00	5,696.00	Contract underway.
	Subtotal 1460			286,000.00		208,940.48	133,896.35	
	Total VA 12-2, Broadlawn Park			\$286,000.00		\$208,940.48	\$133,896.35	
VA 12-3	Site Improvements:	1450						
MacDonald Manor	A. Repair/Replace Storm Drains			5,364.00		0.00	0.00	No activity to date.
	Subtotal 1450			5,364.00		0.00	0.00	
	Total VA 12-3, MacDonald Manor			5,364.00		0.00	0.00	
VA 12-5	Dwelling Structures:	1460						
Schooner Cove	A. Replace door hardware		24 units	5,000.00		0.00	0.00	No activity to date.
	Subtotal 1460			5,000.00		0.00	0.00	
	Dwelling Equipment:	1465						
	A. Replace Refrigerators and Ranges		4 units	4,000.00		0.00	0.00	No activity to date.
	Subtotal 1465			4,000.00		0.00	0.00	
	Total VA 12-5, Schooner Cove			\$9,000.00				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

8/6/2004

PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250103 Replacement Housing Factor Grant No:					Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
VA 12-1 Broadlawn Park	9/16/2005			9/16/2006				
VA 12-2 Broadlawn Park	9/16/2005			9/16/2006				
VA 12-3 MacDonald Manor	9/16/2005			9/16/2006				
VA 12-5 Schooner Cove	9/16/2005			9/16/2006				
HA-Wide	9/16/2005			9/16/2006				

CAPITAL FUND PROGRAM TABLES START HERE

Attachment va012h03

Annual Statement /Performance and Evaluation Report					8/6/2004
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250102 Replacement Housing Factor Grant No:		Federal FY of Grant: 2002	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserved for Disasters/Emergen <input checked="" type="checkbox"/> Revised Annual Statement/Revision Number _____ <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending 6/30/04 <input type="checkbox"/> Final Performance and Evaluation Report for Program Year Ending _____					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds				
2	1406 Operating Expenses	159,140.00	159,140.00	159,140.00	159,140.00
3	1408 Management Improvements	77,395.00	96,319.17	96,319.17	95,678.57
4	1410 Administration	79,570.00	79,544.80	79,544.80	50,691.29
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	75,577.00	40,063.00	40,063.00	21,487.64
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	368,020.00	385,045.73	385,045.73	294,101.53
11	1465.1 Dwelling Equipment-Nonexpendable	36,000.00	35,589.30	35,589.30	30,099.30
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$795,702.00	\$795,702.00	\$795,702.00	\$651,198.33
22	Amount of line 21 Related to LBP Activities				
23	Amount of Line 21 Related to Section 504 Compliance				
24	Amount of Line 21 Related to Security - Soft Costs	\$25,395.00	\$36,409.97	\$36,409.97	\$36,409.97
25	Amount of Line 21 Related to Security - Hard Costs				
26	Amount of Line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

8/6/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250102 Replacement Housing Factor Grant No:						2002
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations:	1406						
				159,140.00	159,140.00	159,140.00	159,140.00	Work item complete.
	Total 1406			159,140.00	159,140.00	159,140.00	159,140.00	
HA-Wide	Management Improvements:	1408						
	A. Partial Salaries for Resident Services Staff			37,000.00	42,948.46	42,948.46	42,948.46	Work item complete.
	B. Resident Services Programs			10,000.00	10,108.61	10,108.61	9,468.01	Additional expenses after 6/30/04.
	C. Staff Training			5,000.00	6,852.13	6,852.13	6,852.13	Work item complete.
	D. Security			25,395.00	36,409.97	36,409.97	36,409.97	Work item complete.
	Total 1408			77,395.00	96,319.17	96,319.17	95,678.57	
HA-Wide	Administration:	1410						
	A. Partial Salaries for CRHA Staff Involved in CFP			79,570.00	79,544.80	79,544.80	50,691.29	Ongoing salaries & benefits.
	Total 1410			79,570.00	79,544.80	79,544.80	50,691.29	
HA-Wide	Fees and Costs:	1430						
	A. A/E Services related to Modernization efforts for VA 12-3			44,577.00	9,063.00	9,063.00	8,156.70	Additional expenses after 6/30/04.
	B. CFP Inspector			24,765.00	24,765.00	24,765.00	11,677.58	Additional expenses after 6/30/04.
	C. Employee Benefit Contributions			6,235.00	6,235.00	6,235.00	1,653.36	Ongoing staff salaries.
	Total 1430			75,577.00	40,063.00	40,063.00	21,487.64	Ongoing staff benefits.

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

8/6/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250102 Replacement Housing Factor Grant No:						2002
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 12-1	Dwelling Structures:	1460						
Broadlawn Park	A. Replace Screen Doors		100 EA	60,000.00	50,944.20	50,944.20	0.00	Contract underway.
	Subtotal 1460			60,000.00	50,944.20	50,944.20	0.00	
	Dwelling Equipment:	1465						
	A. Replace Refrigerators and Ranges		18 units	18,000.00	16,599.30	16,599.30	15,709.30	Additional expenses after 6/30/04.
	Subtotal 1465			18,000.00	16,599.30	16,599.30	15,709.30	
	Total VA 12-1, Broadlawn Park			\$78,000.00	\$67,543.50	\$67,543.50	\$15,709.30	
VA 12-2								
Broadlawn Park								
	Dwelling Structures:	1460						
	A. Install A/C Systems		18 EA	247,220.00	269,801.53	269,801.53	269,801.53	Contract underway.
	B. Repair Mechanical Equipment Rooms		18 EA	12,500.00	18,000.00	18,000.00	18,000.00	Contract underway.
	C. Replace DHW Heaters		18 EA	6,300.00	6,300.00	6,300.00	6,300.00	Contract underway.
	D. Replace Screen Doors		70 EA	42,000.00	40,000.00	40,000.00	0.00	Contract underway.
	Subtotal 1460			308,020.00	334,101.53	334,101.53	294,101.53	
	Total VA 12-2, Broadlawn Park			\$308,020.00	\$334,101.53	\$334,101.53	\$294,101.53	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

8/6/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program Grant No: VA36P01250102 Replacement Housing Factor Grant No:					2002
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 12-3	Dwelling Equipment	1465						
MacDonald Manor	A. Replace Refrigerators and Ranges		18 units	18,000.00	18,990.00	18,990.00	14,390.00	Additional expenses
	Subtotal 1465			18,000.00	18,990.00	18,990.00	14,390.00	
	Total VA 12-3, MacDonald Manor			18,000.00	18,990.00	18,990.00	14,390.00	
VA 12-5	Dwelling Structures:							
Schooner Cove	A. Repair/replace Vinyl Siding	1460	3 bldgs.	0.00	0.00	0.00	0.00	Moved to 2004 CFP.
	Subtotal 1460			0.00	0.00	0.00	0.00	
	Total VA 12-5, Schooner Cove			0.00	0.00	0.00	0.00	
VA 12-9	Dwelling Structures:							
Owens Village	A. Replace floor tile	1460	14 bldgs.	0.00	0.00	0.00	0.00	Moved to 2004 CFP.
	Subtotal 1460			0.00	0.00	0.00	0.00	
	Total VA 12-9, Owens Village			0.00	0.00	0.00	0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

8/6/2004

PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250102 Replacement Housing Factor Grant No:					Federal FY of Grant: 2002
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
VA 12-1	5/30/2004		5/30/2004	05/30/05			
Broadlawn Park							
VA 12-2	5/30/2004		5/30/2004	05/30/05			
Broadlawn Park							
VA 12-3	5/30/2004		5/30/2004	05/30/05			
MacDonald Manor							
VA 12-5	5/30/2004		5/30/2004	05/30/05			
Schooner Cove							
VA 12-9	5/30/2004		5/30/2004	05/30/05			
Owens Village							
HA-Wide	5/30/2004		5/30/2004	05/30/05			

CAPITAL FUND PROGRAM TABLES START HERE

Attachment va012i03

Annual Statement /Performance and Evaluation Report 8/16/2004
Capital Funds Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary

PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY	Grant Type and Number: Capital Fund Program Grant No: VA36P01250101 Replacement Housing Factor Grant No:	Federal FY of Grant: 2001
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Original Annual Statement
 Reserved for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program Year Ending **6/30/04**
 Final Performance and Evaluation Report for Program Year Ending _____

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-Capital Funds	0.00	0.00	0.00	0.00
2	1406 Operating Expenses	167,766.00	167,766.00	167,766.00	167,766.00
3	1408 Management Improvements	75,766.00	77,000.00	77,000.00	77,000.00
4	1410 Administration	83,829.00	83,829.00	83,829.00	83,829.00
5	1411 Audit	0.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	65,048.00	65,048.00	65,048.00	65,048.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	0.00	0.00	0.00
10	1460 Dwelling Structures	415,804.00	417,416.00	417,416.00	417,416.00
11	1465.1 Dwelling Equipment-Nonexpendable	30,616.00	27,770.00	27,770.00	27,770.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1490 Replacement Reserve	0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
18	1499 Development Activities	0.00	0.00	0.00	0.00
19	1501 Collateralization or Debt Service	0.00	0.00	0.00	0.00
20	1502 Contingency	0.00	0.00	0.00	0.00
21	Amount of Annual Grant (sums of lines 2-20)	\$838,829.00	\$838,829.00	\$838,829.00	\$838,829.00
22	Amount of line 21 Related to LBP Activities	0.00	0.00	0.00	0.00
23	Amount of Line 21 Related to Section 504 Compliance	0.00	0.00	0.00	0.00
24	Amount of Line 21 Related to Security - Soft Costs	25,000.00	24,919.00	24,919.00	24,919.00
25	Amount of Line 21 Related to Security - Hard Costs	0.00	0.00	0.00	0.00
26	Amount of Line 21 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

8/16/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250101 Replacement Housing Factor Grant No:						2001
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		167,766.00	167,766.00	167,766.00	167,766.00	Work item complete.
	Total Account 1406			167,766.00	167,766.00	167,766.00	167,766.00	
HA-Wide	Management Improvements	1408						
	A. Partial Salaries for Resident Services Staff			37,000.00	39,340.45	39,340.45	39,340.45	Work item complete.
	B. Resident Services Programs			8,631.00	6,624.26	6,624.26	6,624.26	Work item complete.
	C. Staff Training			5,135.00	6,116.09	6,116.09	6,116.09	Work item complete.
	D. Security			25,000.00	24,919.20	24,919.20	24,919.20	Work item complete.
	Total Account 1408			75,766.00	77,000.00	77,000.00	77,000.00	
HA-Wide	Administration	1410						
	A. Partial Salaries for CRHA Staff Involved in CFP			83,829.00	83,829.00	83,829.00	83,829.00	Work item complete.
	Total Account 1410			83,829.00	83,829.00	83,829.00	83,829.00	
HA-Wide	Fees and Costs	1430						
	A. A/E Services related to Modernization efforts for VA 12-3			34,048.00	34,047.53	34,047.53	34,047.53	Work item complete.
	B. CFP Inspector			24,765.00	23,587.05	23,587.05	23,587.05	Work item complete.
	C. Employee Benefit Contributions			6,235.00	7,413.42	7,413.42	7,413.42	Work item complete.
	Total Account 1430			65,048.00	65,048.00	65,048.00	65,048.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

8/16/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250101 Replacement Housing Factor Grant No:						2001
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 12-1	Dwelling Structures							
Broadlawn Park	A. Install A/C Systems	1460	18 EA	181,243.00	182,855.00	182,855.00	182,855.00	Work item complete.
	B. Replace DHW Heaters		18 EA	10,000.00	10,000.00	10,000.00	10,000.00	Work item complete.
	C. Replace DHW Heaters		18 EA	5,787.00	5,787.00	5,787.00	5,787.00	Work item complete.
	Subtotal 1460			197,030.00	198,642.00	198,642.00	198,642.00	
	Dwelling Structures	1465						
	A. Replace Refrigerators and Ranges		12 EA	17,289.00	14,443.00	14,443.00	14,443.00	Work item complete.
	Subtotal 1465			17,289.00	14,443.00	14,443.00	14,443.00	
	Total VA 12-1, Broadlawn Park			214,319.00	213,085.00	213,085.00	213,085.00	
VA 12-2	Dwelling Equipment	1465						
Broadlawn Park	A. Replace Refrigerators and Ranges		6 EA	6,505.00	6,505.00	6,505.00	6,505.00	Work item complete.
	Total VA 12-2, Broadlawn Park			6,505.00	6,505.00	6,505.00	6,505.00	
VA 12-4	Dwelling Equipment	1465						
MacDonald	A. Replace Refrigerators and Ranges		6 EA	3,692.00	3,692.00	3,692.00	3,692.00	Work item complete.
	Total VA 12-4, MacDonald Manor			3,692.00	3,692.00	3,692.00	3,692.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

8/2/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250101 Replacement Housing Factor Grant No:						2001
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 12-5								
Schooner Cove								
	Dwelling Structures:	1460						
	A. Repair/replace Vinyl Siding		1 Bldg.	0.00	0.00	0.00	0.00	
	B. Repair/replace Stair Treads		6 units	0.00	0.00	0.00	0.00	
	Subtotal 1460			0.00	0.00	0.00	0.00	
	Dwelling Structures:	1465						
	A. Replace Refrigerators and Ranges		4 units	3,130.00	3,130.00	3,130.00	3,130.00	Work item complete.
	Subtotal 1465			3,130.00	3,130.00	3,130.00	3,130.00	
	Total VA 12-5, Schooner Cove			3,130.00	3,130.00	3,130.00	3,130.00	
VA 12-9								
Owens Village	Dwelling Structures:	1460						
	A. Replace Kitchen Floor		56 units	0.00	0.00	0.00	0.00	
	B. Replace Stair Treads		56 units	0.00	0.00	0.00	0.00	
	C. Replace Emergency Switch		56 units	8,200.00	8,200.00	8,200.00	8,200.00	Work item complete.
	A. Install A/C Systems		56 units	210,574.00	210,574.00	210,574.00	210,574.00	Work item complete.
	Subtotal 1460			218,774.00	218,774.00	218,774.00	218,774.00	
	Dwelling Equipment:	1465						
	A. Replace Refrigerators and Ranges		9 units	0.00	0.00	0.00	0.00	
	Subtotal 1465			0.00	0.00	0.00	0.00	
	Total VA 12-9, Owens Village			218,774.00	218,774.00	218,774.00	218,774.00	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages

8/2/2004

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY		Grant Type and Number: Capital Fund Program Grant No: VA36P01250101 Replacement Housing Factor Grant No:						2001
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Contingency	1502		0.00	0.00	0.00	0.00	
	Total Account 1502			0.00	0.00	0.00	0.00	

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**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule**

8/2/2004

PHA Name: CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY			Grant Type and Number: Capital Fund Program Grant No: VA36P01250101 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
VA 12-1	6/30/2003			#####	5/30/2004	5/30/2004	
Broadlawn Park							
VA 12-3	6/30/2003			#####	5/30/2004	5/30/2004	
MacDonald Manor							
VA 12-9	6/30/2003			#####	5/30/2004	5/30/2004	
Owens Village							
HA-Wide	6/30/2003			#####	5/30/2004	5/30/2004	

Attachment: va012k03
PET OWNERSHIP POLICY
(FAMILY)
FOR THE
CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY
CHESAPEAKE, VIRGINIA

PET OWNERSHIP POLICY

OVERVIEW

Section 526 of the Quality Housing and Work Responsibility Act of 1998 (Housing Reform Act of 1998) added a new Section 31 (“Pet Ownership in Public Housing”) to the United States Housing Act of 1937. Section 31 establishes pet ownership requirements for residents of public housing other than Federally assisted rental housing for the elderly or persons with disabilities. In brief, this section states that: A resident of a dwelling unit in public housing may own one (1) or more common household pets or have such pets present in the dwelling unit. Allowance of pets is subject to reasonable requirements of the PHA. A proposed rule to implement Section 31 was published in the June 23, 1999, Federal Register. On July 10, 2000, a final rule incorporating comments received, was published in the Federal Register. This policy reflects the final rule requirements.

The Chesapeake Redevelopment & Housing Authority (herein referred to as PHA) will notify eligible new and current residents of their right to own pets subject to the PHA’s rules and will provide them copies of the PHA’s Pet Ownership Rules. To obtain permission, pet owners must agree to abide by those Rules.

In consulting with residents currently living in the PHA’s developments, the PHA will develop appropriate pet ownership rules, include those rules in their Agency Plan and notify all such residents that:

- A. all residents are permitted to own common domesticated household pets, such as a cat, dog, bird, and fish, in their dwelling units, in accordance with PHA pet ownership rules;
- B. a non-refundable nominal pet fee is intended to cover the reasonable operating costs to the PHA directly attributable to a pet or pets in the unit (i.e., fumigation of a unit). A refundable pet deposit is intended to cover additional costs not otherwise covered which are directly attributable to the pet’s presence (i.e., damages to the unit, yard, fumigation of a unit, etc.);
- C. animals that are used to assist the disabled are excluded from the size, weight, type and non-refundable fee requirements pertaining to ownership of service animals; however, they will be required to assure that proper licensing, inoculations, leash restraints, etc. in accordance with State or local law are observed;
- D. residents needing a service animal must provide verification for this need and verification that the animal is considered to be a service animal; and,
- E. Section 31 of the Housing Reform Act of 1998 does not alter, in any way, the regulations applicable to Federally assisted housing for the elderly and persons with disabilities found at Section 227 of the Housing and Urban-Rural Recovery Act of 1983 and located in 24 CFR part 5, subpart C;

- F. Section 960.705 of 24 CFR clarifies that the regulations added in Section 31 do not apply to service animals that assist persons with disabilities. This exclusion applies to both service animals that reside in public housing and service animals that visit PHA developments.

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CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY

Pet Ownership Rules for Families

1. Common household pet means a domesticated cat, dog, bird, gerbil, hamster, Guinea pig and fish in aquariums. Reptiles of any kind, with the exception of small turtles or lizards in a terrarium, as well as mice and rats are prohibited. These definitions do not include any wild animal, bird of prey, dangerous fish, snakes, spiders or other insects, or any farm animals.
2. Each household shall have only one pet (except fish or birds). The limit for birds is two (2).
3. The pet owner shall have only a small cat or a dog. The animal's weight shall not exceed *twenty (20) pounds* at full growth. The animal's height shall not exceed *fifteen (15) inches* at full growth. Such limitations do not apply to a **service animal** used to assist a disabled resident.
4. Pet owners shall license their pets (if required by state or local law) yearly with the City of Chesapeake or as required. The pet owner must show the PHA proof of rabies and distemper booster inoculations and licensing annually.
5. No pet owner shall keep a pet in violation of State or local health or humane laws or ordinances. Any failure of these pet ownership rules to contain other applicable State or local laws or ordinances does not relieve the pet owner of the responsibility for complying with such requirements.
6. The pet owner shall have his or her cat or dog spayed or neutered and shall pay the cost thereof. A veterinarian shall verify that the spaying or neutering has been accomplished.
7. All cats shall be declawed. Proof of compliance shall be furnished to management.
8. The pet owner shall house the pet inside the pet owner's dwelling unit. The pet owner shall keep a cat or a dog on a leash and shall control the animal when it is taken out of the dwelling unit for any purpose. The owner of a bird(s) shall confine them to a cage at all times. No pet owner shall allow his or her pet to be unleashed or loose outside the pet owner's dwelling unit.
9. No pet shall be permitted in any common area except as necessary to directly enter and exit the building. This restriction is not applicable to service animals.
10. No pet (other than birds or fish) shall be permitted to remain in an apartment overnight while the resident is away.

11. Management shall furnish to the household a pet sticker if the pet is a dog or cat which must be displayed on the front entrance door of the unit.
12. Resident shall provide the PHA a color photograph of the pet(s).
13. All dogs and cats shall wear a collar at all times. Attached to the collar shall be an ID tag listing the pet owner's name and address.
14. Any resident having a dog or cat shall obtain some type of "scooper" to clean up after the pet outdoors. The resident is responsible for placing all waste in sealed plastic bags and disposing of such material in a trash container.
15. Resident is required to take whatever action necessary to insure that their pet does not bring any fleas or ticks into the building. This may include, but is not limited to, the use of flea collars and flea powder. The resident is responsible for the cost of flea/tick extermination.
16. No resident shall keep, raise, train, breed or maintain any pet of any kind at any location, either inside or outside the dwelling unit, for any commercial purpose.
17. No pet owner shall keep a vicious or intimidating pet on the premises (i.e. pit bulls or any other vicious or intimidating breeds). Any animal identified in local or State law or ordinance as dangerous or vicious will be prohibited. If the pet owner declines, delays or refuses to remove such a pet from the premises, the PHA shall do so, in order to safeguard the health and welfare of other residents.
18. No pet owner shall permit his or her pet to disturb, interfere or diminish the peaceful enjoyment of the pet owner's neighbors or other residents. The terms "disturb, interfere or diminish" shall include but not be limited to barking, howling, biting, scratching, chirping and other activities of a disturbing nature. If the pet owner declines, delays or refuses to remove the pet from the premises, the PHA shall do so.
19. The owner of a cat shall feed the animal at least once per day; provide a litter box inside the dwelling unit; clean the litter box at least every two (2) days; and take the animal to a veterinarian at least once per year. The pet owner shall not permit refuse from the litter box to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.
20. The owner of a dog shall feed the animal at least once per day; take the animal for a walk at least twice per day; remove the animals droppings at least twice per day; and take the animal to a veterinarian at least once per year. The pet owner shall not permit dog droppings to accumulate or to become unsanitary or unsightly, and shall dispose of such droppings by placing them in a plastic tie sack in a designated trash container outside the building where the pet owner lives.

21. The pet owner shall take the precautions and measures necessary to eliminate pet odors within and around the dwelling unit, and shall maintain the dwelling unit in a sanitary condition at all times, as determined by the PHA.
22. The pet owner shall keep the pet, dwelling unit, and surrounding areas free of fleas, ticks and/or other vermin.
23. No pet owner shall alter the dwelling unit or the surrounding premises to create a space, hole, container or enclosure for any pet.
24. Resident agrees that the PHA shall have the right to remove any pet should the pet become vicious, display symptoms of severe illness or demonstrate other behavior that constitutes an immediate threat to the health or safety of the tenancy as a whole. If the PHA requests that the resident remove the pet from the premises and resident refuses to do so, or if the PHA is unable to contact the resident to make the request, the PHA may take such actions as deemed necessary, e.g. placing the pet in a facility that will provide the pet with care and shelter at the expense of the pet owner for a period not to exceed thirty (30) days. PHA staff shall enter a dwelling unit where a pet has been left untended for twenty-four (24) hours, remove the pet and transfer it to the proper local authorities, subject to any provisions of State or local law or ordinances in this regard. The PHA shall accept no responsibility for the pet under such circumstances.
25. Each pet owner shall pay a non-refundable pet fee of \$ 20/month and a refundable pet deposit of \$ 400.00. There is no pet deposit for birds, gerbils, hamsters, guinea pigs or turtles. The pet fee/deposit is not part of the rent payable by the pet owner, and is in addition to any other financial obligation generally imposed on residents of the development where the pet owner lives. The PHA shall use the non-refundable pet fee only to pay reasonable expenses directly attributable to the presence of the pet in the development, including, but not limited to the cost of repairs and replacements to, and the fumigation of, the pet owner's dwelling unit. The refundable deposit will be used, if appropriate, to correct damages directly attributable to the presence of the pet.
26. The refundable pet deposit will be placed in an escrow account and the PHA will refund the unused portion to the resident within thirty (30) days after the pet owner moves from the dwelling unit or no longer owns or keeps a pet in the dwelling unit.
Should State or local law require that the pet deposit be placed in an interest bearing account, the PHA will provide for such deposit and will account for all interest individually by pet owner family. Should the State or local law not specifically address the issue of pet deposit interest, the PHA shall determine payment or non-payment of interest based on State or local law with respect to rental security deposit requirements.
27. All residents are prohibited from feeding, housing or caring for stray animals or birds. Such action shall constitute having a pet without permission of the PHA.

28. Each pet owner shall identify an alternate custodian for his or her pet. If the pet owner is ill, absent from the dwelling unit, unable to care for his or her pet, or in the event of a death of the pet owner, the alternate custodian shall assume responsibility for the care and keeping of the pet, including, if necessary, the removal of the pet from PHA premises.
29. Should any pet housed in the PHA's facilities give birth to a litter, the residents shall remove from the premises all of said pets except one as soon as the baby's are able to survive on their own (a maximum of 6 weeks).
30. Pet Violation Procedures: Resident agrees to comply with the following:
 - a. Notice of Pet Rule Violation: If the PHA determines on the basis of objective facts, supported by written statements, that a pet owner has violated a rule governing the keeping of pets, the PHA will serve a notice to the owner of pet rule violation. The notice of pet rule violation will be in writing and will:
 - (1) Contain a brief statement of the factual basis for the determination and the pet rule or rules alleged to be violated.
 - (2) State that the pet owner has ten (10) days from the effective date of service of the notice to correct the violation (including in appropriate circumstances, removal of the pet) or to make a written request for a meeting to discuss the violation.
 - (3) State that the pet owner is entitled to be accompanied by another person of his or her choice at the meeting.
 - (4) State that the pet owner's failure to correct the violation, to request a meeting, or to appear at a requested meeting may result in initiation of procedures to have the pet removed and/or terminate the pet owner's lease or both.
 - b. Pet Rule Violation Meeting: If the pet owner makes a request, within five (5) days of the notice of pet rule violation, for a meeting to discuss the alleged violation, the PHA will establish a mutually agreeable time and place for the meeting within fifteen (15) days from the effective date of service of the notice of pet rule violation. At the pet rule violation meeting, the pet owner and PHA shall discuss any alleged pet rule violation and attempt to correct it. The PHA, may as a result of the meeting, give the pet owner additional time to correct the violation.

- c. Notice for Pet Removal: If the PHA determines that the pet owner has failed to correct the pet rule violation within the time permitted by Paragraph b. of this section (including any additional time permitted by the PHA), or if the parties are unable to resolve the problem, the PHA may serve a notice to the pet owner requiring the pet owner to remove the pet. The notice will be in writing and will:
 - (1) Contain a brief statement of the factual basis for the determination and the pet rule or rules that has been violated.
 - (2) State that the pet owner must remove the pet within ten (10) days of the effective date of the notice of pet removal (or the meeting, if notice is served at the meeting).
 - (3) State that failure to remove the pet may result in initiation of the procedures to have the pet removed or terminate the pet owner's lease or both.
 - d. The procedure does not apply in cases where the pet in question presents an immediate threat to the health, safe, of others or if the pet is being treated in an inhumane manner. In such cases paragraph 24 shall apply.
31. The PHA will not be responsible for any pet which gets out of a unit when maintenance employees enter for the purpose of making repairs. The family is responsible for removing the pet when maintenance is scheduled or assuring that a responsible family member is present to control the pet.
32. If a resident, including a pet owner, breaches any of the rules set forth above, the PHA may revoke the pet permit and evict the resident or pet owner.

AGREEMENT FOR CARE OF PET

In accordance with the Pet Ownership Policy of the Chesapeake Redevelopment & Housing Authority and the Addendum to the Residential Dwelling Lease Agreement dated _____ between:

CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY

1468 S Military Highway
Chesapeake, VA 23320

AND,

_____ (Resident's Name)

_____ (Resident's Address)

I hereby agree that should _____ become
incapable of caring for _____ a _____

(Name of Pet)

(Type of Pet)

for any reason whatsoever, I will assume full responsibility for removal of the pet from the premises and for the care and well being of the animal.

Further, the pet shall not be permitted to return to the premises until approval is given by the CHESAPEAKE REDEVELOPMENT & HOUSING AUTHORITY.

A copy of the Addendum to the Residential Dwelling Lease Agreement is attached.

Signature

Sworn and subscribed before
me this _____ day of _____, _____.

Notary of Public

My Commission Expires:

PET POLICY ADDENDUM

I have read and understand the above pet ownership rules and agree to abide by them.

Resident's Signature

PHA Staff member's Signature

Date

Date

Type of Animal and Breed

Name of Pet

Description of Pet (color, size, weight, sex, etc.)

The alternate custodian for my pet is:

Custodian's first, middle and last name; post office box; street address; zip code; area telephone code and telephone number:

Resident's Signature

Date

Refundable Damage Deposit

Amount Paid

Date

Non-refundable Damage Deposit

Amount Paid

Date

Attachment va012103
Resident Service and Satisfaction Follow Up Plan
Chesapeake Redevelopment and Housing Authority

**RESIDENT SERVICE AND SATISFACTION
FOLLOW UP PLAN**

Based on the results from 2003 Resident Service and Satisfaction Survey (RASS), the Resident Survey Follow Up Plan was developed. The Authority will make every effort to implement methods listed in this plan to improve overall resident satisfaction with living conditions in their developments.

COMMUNICATION

- Meet with residents at each development regarding their community's concerns and perceptions on this issue.
- Get residents more involved in their development by encouraging more participation in planning as well as attending resident meetings.
- Continue to notify residents of special events, activities and available programs through quarterly newsletters, flyers, and letters.
- Provide residents training in anger management and conflict resolution.
- Ensure departments collaborate to coordinate residents' appointments to avoid residents missing time from their jobs which could jeopardize employment i.e. a resident may have a recertification, a property manager's meeting and FSS/WTW/housekeeping workshops all in one month. Instead attempt to schedule everything in one day.
- Continue to offer continuing education/training to increase effective and respectful communication between staff and residents.
- Continue to work with Resident Service, Resident Council and other formal resident groups to ensure that resident's needs are being addressed.

NEIGHBORHOOD APPEARANCE

- Continue to monitor and oversee the services being provided by lawn care professionals at designated developments.
 - The Authority currently has lawn care contracts at 3 out of the 5 communities. We are working diligently to secure contracts on the remaining properties.
- Eliminate graffiti within 24 hours of report.
- Place a suggestion box in each Management Office for residents' feedback.
- Get residents involved in improving the appearance of their neighborhood; designate community clean-up days for the communities to encourage resident involvement in respect to neighborhood appearance.
- Schedule painting and power washing exterior of buildings at each development.