

<b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i>	<b>U.S. Department of Housing and Urban Development</b> <b>Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226</b> <b>Expires: 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> <b>PHA Name:</b> <u>Hampton Redevelopment and Housing Authority</u>      <b>PHA Code:</b> <u>VA017</u>  <b>PHA Type:</b>   <input type="checkbox"/> Small   <input checked="" type="checkbox"/> High Performer  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2022</u>  <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)  <b>Number of Public Housing (PH) Units</b> <u>261</u>      <b>Number of Housing Choice Vouchers (HCVs)</b> <u>3283</u>  <b>Total Combined</b> <u>3544</u>  <b>PHA Plan Submission Type:</b>   <input checked="" type="checkbox"/> Annual Submission      <input type="checkbox"/> Revised Annual Submission </p> <p> <b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> <input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>Annual Plan Elements</b>
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See Attachment A</b></p>

<b>B.4.</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>Other Document and/or Certification Requirements.</b>	
<b>C.1</b>	<p><b>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p>Form <a href="#">50077-ST-HCV-HP</a>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.2</b>	<p><b>Civil Rights Certification.</b></p> <p>Form <a href="#">50077-ST-HCV-HP</a>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>C.4</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form <a href="#">HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>D Statement of Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).	
<b>D.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>See HUD Form-50075.2 approved by Robert Davenport on 04/28/21.</p>

# Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

## A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

**PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

## B. Annual Plan.

### B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

**Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(1\)](#) and [24 CFR §903.12\(b\)](#). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. [24 CFR §903.7\(a\)\(2\)\(ii\)](#) and [24 CFR §903.12\(b\)](#).

**Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to [24 CFR §903.2\(b\)\(2\)](#) for developments not subject to deconcentration of poverty and income mixing requirements. [24 CFR §903.7\(b\)](#) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. [24 CFR §903.7\(b\)](#) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. [24 CFR §903.7\(b\)](#)

**Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

**Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

**Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#) and [24 CFR §903.12\(b\)](#)).

**Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

**Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing. ([24 CFR §903.7\(n\)](#))

**Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

**Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

**B.2 New Activities.** If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

**Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

**Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. ([Notice PIH 2010-30](#))

**Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and 2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD’s website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm). ([24 CFR §903.7\(h\)](#))

**Conversion of Public Housing.** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

**Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

**Other Capital Grant Programs** (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

**B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year PHA Plan. ([24 CFR §903.7\(r\)\(1\)](#))

**B.4 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. ([24 CFR §903.7\(p\)](#))

### C. Other Document and/or Certification Requirements

**C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

**C.2 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction’s initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))

**C.3 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))

**C.4 Certification by State or Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. ([24 CFR §903.15](#))

**D. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))

**D.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

## Attachment A to HUD-50075-HP

### B. Annual Plan Elements

#### B.1. Revision of PHA Plan Elements.

(a) & (c) The following PHA Plan elements have been revised:

#### Deconcentration and other Policies that Govern Eligibility, Selection and Admissions

~~See attached Summary of Changes for 2021 ACOP for Public Housing.~~

~~Changes were outlined in the ACOP Policy:~~

- ~~• Chapter 3, Waiting List and Tenant Selection, page 18.~~

See attached Summary of Changes for 2022 Admissions and Continued Occupancy Policy for Public Housing.

Changes were outlined in the Admissions and Continued Occupancy Policy:

- Chapter 3, Waiting List and Tenant Selection, page 16, Updating and Removal from the Waiting List (d).

See attached Summary of Changes for 2022 Section 8 Housing Choice Voucher Plan.

Changes were outlined in the Section 8 Housing Choice Voucher Administrative Plan:

- Chapter 4, Establishing Preferences and Maintaining the Waiting List, page 35.

#### Financial Resources

- ~~• See attached Financial Statement~~
- Financial Updates:

Hampton Redevelopment & Housing Authority  
 2022 Annual PHA Agency Plan  
 Section B.1(a) - Financial Resources

Statement of Financial Resources:

Sources	Planned Revenue	Planned Uses
<b>Federal Grants (FY 2021 Grants)</b>		
Public Housing Operating Fund (estimated)	983,282	PH Operations
Public Housing Capital Fund (estimated)	1,595,147	PH Capital Improvements
Annual Contributions for Section 8 Tenant Based Assistance (estimated)	26,771,903	HAP Payments & Program Administration
Resident Opportunity & Self Sufficiency (ROSS) (estimated)	60,152	Family Self Sufficiency Coordination
<b>Prior Year Federal Grants (Unobligated Funds Only)</b>		
2019 CFP	1,345,885	PH Capital Improvements
<b>Public Housing Dwelling Rental Income</b>		
As of 12/31/2020	948,933	Housing Operations
<b>Other Income</b>	0	
<b>Non-Federal Sources</b>	0	
<b>Total Resources</b>	31,705,302	

**Rent Determination**

~~See attached Summary of Changes for 2021 ACOP for Public Housing.~~

~~Changes were outlined in the ACOP:~~

- ~~• Chapter 6, Income & Rent Determination page 43;~~
- ~~• Chapter 7, Leasing, page 51; and,~~

~~See attached Summary of Changes for 2020 Administrative Plan for Section 8.~~

~~Changes were outlined in:~~

- ~~• Chapter 11 Reexamination, page 101; and,~~
- ~~• Chapter 13, Termination of Assistance and Tenancy, page 114.~~

**See attached Summary of Changes for 2022 Admissions and Continued Occupancy Policy for Public Housing.**

**Changes were outlined in the Admissions and Continued Occupancy Policy:**

- Chapter 7, Leasing, page 48, Lease Orientation; and,**
- Chapter IX, Reexaminations/Continued Occupancy Interim, page 60, Processing the Interim Reexamination.**

**See attached Summary of Changes for 2022 Administrative Plan for Section 8.**



**Changes were outlined in:**

- **Chapter 8 Verification Procedures, (H) Verification of Allowable Deductions from Income Child Care Expenses, page 68.**

**The Payment Standards have been raised to 100% for zero, three, four, five, and six bedroom vouchers and to 110% for one bedroom vouchers and 105% for two bedroom vouchers. The change has been made effective 6.1.21 for movers and new move ins and effective 8.1.21 for Annual Recertifications.**

### **Homeownership Programs**

**See attached Summary of Changes for 2022 Administrative Plan for Section 8.**

**Changes were outlined in:**

- **Chapter 21 Special Housing Types, Family Eligibility, page 154.**

### **B.1. (b) Deconcentration Policy**

#### **Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]**

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

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

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

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

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

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

### PHA Policy

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

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

### PHA Policy

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

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

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

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

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

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

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

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

#### PHA Policy

For developments outside the EIR the PHA will take the following actions to provide for deconcentration of poverty and income mixing:

- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by the PHA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

#### **Order of Selection [24 CFR 960.206(e)]**

The PHA system of preferences may select families either according to the date and time of application or by a random selection process.

#### PHA Policy

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

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

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

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



services if needed, for all residents to either new/rehabbed assisted housing units or rental assistance from available private apartments. HRHA will determine the feasibility of redeveloping, disposition, total demolition, and/or converting existing public housing developments to project-based Section 8 vouchers or project-based rental assistance through the RAD program and pursuing mixed finance modernization.

HRHA started planning for resource development and implementation of mixed finance transactions to achieve the aforementioned transformation. Strategies may include the pursuit of HUD funding for complete redevelopment along with the combination of Low Income Housing Tax Credits (LIHTC) and HUD capital funds for modernization efforts, including demolition of units and new construction. HRHA received HUD approval for the demolition and /disposition of Lincoln Park and may seek Federal grants and HUD financing to combine with LIHTC financing to rebuild a mixed-income community on the Lincoln Park site. **HRHA may also seek a revised disposition approval from HUD to modify the method of Sale, use of net proceeds and other terms to facilitate a market rate or mixed-income homeownership and/or rental residential development.**

**HRHA plans to conduct a comprehensive assessment of its entire portfolio, paying particularly close attention to the developments that have not been renovated to determine feasibility of redeveloping, disposition, total demolition, and/or converting existing public housing developments to project-based Section 8 vouchers or project-based rental assistance through the RAD program and pursuing mixed finance modernization.**

HRHA may use Capital Funds to pay debt service on an unsecured financing, but only where proceeds of the loan are used for the modernization of development of public housing, and where the financing proceeds were used in conformance with Public Housing requirements. HRHA may also use operating funds to pay debt service on an unsecured financing, but only where the proceeds of the loan are used for the modernization of development of public housing, and where the financing proceeds are used in the conformance with Public Housing requirements.

The Authority is currently planning the development of mixed-financed projects that may incorporate Capital Funds, market rate and/or LIHTC units. The planned projects may include senior housing, family housing, housing for persons with disabilities, housing for persons receiving supportive service and/or housing for veterans.

The Authority is planning to acquire, rehab and/or construct several apartment complexes or single-family homes in order to preserve affordable housing units in Hampton. Current projects under review include small developments with 10 – 50 units and, ~~at least, two~~ developments between 50 and 400 units. Acquisition is

based on the local housing market and the availability of funding for acquisition. Sources include HUD financing, Capital Funds, Low Income Housing Tax Credits, Tax-Exempt Bonds, Taxable Bonds, **other HUD funding sources** and/or bank financing.

### Demolition and/or Disposition

**7b) The Authority received demolition and disposition approval for Lincoln Park in 2013. Lincoln Park was demolished and HRHA may request a modification to the disposition application pertaining to method of sale, use of net proceed and other terms.**

Assisted housing projects where demolition or disposition activity is anticipated during the next five years are identified in the summary below:

### Demolition/Disposition Activity Description

1a. Development name: - Lincoln Park

1b. Development (project) number: - VA 017000002P

2. Activity type:

a. Demolition

b. Disposition – Land for mixed-use or commercial development

3. Application status – not submitted yet

4. Date application approved and submitted:

5. Number of units affected: 0

6. Coverage of action - Total development

7. Timeline for activity:

a. Actual or projected start date of activity: 12/31/2016

b. Projected end date of activity: 12/31/2024

### Conversion of Public Housing to Housing Choice Vouchers

HRHA has assessed its assisted housing communities and determined that they are in need of modernization and/or redevelopment. Our intention over the next decade is to transform all HRHA properties with dramatically enhanced physical and social environments, while maintaining a commitment to provide relocation services for all residents.

HRHA strategies will include the pursuit of HUD funding for complete redevelopment along with the combination of Low-Income Housing Tax Credits (LIHTC), Commercial Loan and HUD capital funds.

HRHA may use Capital Funds to pay debt service on an unsecured financing, but only where proceeds of the loan are used for the modernization of development of public housing, and where the financing proceeds were used in conformance with Public Housing requirements. HRHA may also use operating funds to pay debt service on an unsecured financing, but only where the proceeds of the loan are used for the modernization of development of public housing, and where the financing proceeds are used in the conformance with Public Housing requirements.

### **Conversion of Public Housing To Project-Based Assistance under RAD**

If the HRHA should decide to apply for RAD, HRHA will convert to (Project Based Vouchers or Project Based Rental Assistance) under the guidelines of PIH Notice 2012-32, REV-1 and any successor Notices if the project is financially feasible. Upon conversion to (Project Based Vouchers or Project Based Rental Assistance) the Authority will adopt the resident rights, participation, waiting list and grievance procedures listed in (For conversions to PBV: Section 1.6 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17; For conversions to PBRA: Section 1.7 of PIH Notice 2012-32, REV-2; and Joint Housing PIH Notice H-2014-09/PIH-2014-17). These resident rights, participation, waiting list and grievance procedures are appended to this PHA plan. Additionally, the HRHA certifies that it is currently compliant with all fair housing and civil rights requirements, namely a voluntary compliance agreement of 2004. The HRHA also certifies that the RAD conversion will comply with all applicable site selection and neighborhood reviews standards and that all appropriate procedures have been followed.

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing HRHA with access to private sources of capital to repair and preserve its affordable housing assets. Please be aware that upon conversion, the Authority's Capital Fund Budget would be reduced by the pro rata share of Public Housing Developments converted as part of the Demonstration, and that HRHA may also borrow funds to address their capital needs.

### **Project-based Vouchers**

- Under the Project Based Voucher (PBV) regulations, HRHA has the option to convert up to 20% of the tenant-based voucher allocation, including VASH voucher allocation, to project-based assistance.

By the end of HRHA's Fiscal Year 2021, the HRHA anticipates that it will have 72 units under contract in its PBV program. The HRHA may grant project-based vouchers only if the contract is consistent with the goals of deconcentrating poverty and expanding housing and economic opportunities. Projects may not be

developed in areas where the census data reflects a poverty rate of greater than 20% unless there is evidence that the project will further deconcentration goals. Inclusion of project-based units in specific developments in Hampton and/or in other jurisdictions and/or HRHA-Owned developments will support the PHA Plan by deconcentrating poverty and developing in areas that support new housing, economic opportunities and improved infrastructure.

#### Other Capital Grant Programs

**See attached Capital Fund Program – Five Year Action Plan approved April 26, 2021.**

### B.3. Progress Report: HRHA FIVE-YEAR PLAN

#### Updates and Progress Made

HRHA worked closely with the city in **2021** to ensure alignment between City and HRHA goals. All HRHA's redevelopment activities are in support of City goals. HRHA's initiative to create public-private partnerships to create decent, safe, and affordable housing is an important part of the progress shown toward the HRHA and City goals. HRHA helped facilitate private partnerships to development of **54** single family homes amongst strategic master plan areas of the City.

- HRHA submitted a Letter of Interest under PIH Notice 2019-04: Request for Letters of Interest under the Moving to Work Demonstration Program for Fiscal Year 2019: COHORT #2 – Rent Reform. Through the Letter of Interest eligibility review process, HRHA was found to be eligible to apply for Cohort #2 of the MTW Expansion. We were invited by HUD to submit an MTW Plan and Application under MTW of PIH Notice 2020-21 which **was** due by 11:59 pm (EST) on January 8, 2021. **HRHA submitted full application for MTW Cohort #2 in January. HRHA was notified in May 2021 our application was not accepted and we were not granted MTW designation. HRHA will be applying for future Cohorts.**

#### **Community Development Updates:**



<i>Community Development Updates</i>	<i>2016-17</i>	<i>2017-18</i>	<i>2018-19</i>	<i>2019-20</i>	<i>2020-21</i>	<i>TOTALS</i>
HOMEowner Rehab	9	7	3	0	0	19
Wheelchair Ramp	1	7	5	1	3	17
WEEP	4	3	3	7	2	19
VHDA Classes Held	5	5	7	5	0	22
Homebuyer Education	105	97	106	98	0	406
Pre-purchase Counseling	36	39	52	46	79	252
Post Purchase Counseling	17	20	0	8	5	50
Home Maintenance Education	11	30	0	0	0	41
Rental Counseling	1	0	0	0	0	1
Predatory Lending Workshop	15	0	0	0	0	15
Financial Literacy Workshop	28	12	25	28	0	93
Foreclosure Prevention Counseling	8	0	8	11	1	28
HOMEbuyers - Ownership	12	9	2	2	6	31

HRHA's FSS centered Homeownership program has 32 voucher participants purchase homes. Five (5) of whom have purchased homes between January 1, 2020, and June 1, 2021. Ten (10) homeownership participants have graduated off Housing Assistance Payments by increasing their incomes to the point that they pay the entire mortgage.

HRHA has entered the following partnerships over the past year:

- HRHA partnered with Eastern Virginia Medical School for HUD Grants they received with regards to smoke-free housing and COVID related items.
- HRHA is working with multiple city agencies for the City Health Equity initiative.
- HRHA partnered with the Hampton Newport News Continuum of Care to implement Emergency Housing Vouchers.
- HRHA is partnering with Policy Pathways to conduct surveys throughout the city on various topics.

### C.3. Resident Advisory Board (RAB) Comments:

Resident Advisory Board meeting was held on ~~September 30, 2020 at 2 pm,~~ August 5, 2021 at 2 pm by Zoom, **waiting for comments.**

SUMMARY OF CHANGES TO  
HAMPTON REDEVELOPMENT & HOUSING AUTHORITY  
ADMISSION AND CONTINUED OCCUPANCY PLAN  
TO BE EFFECTIVE JANUARY 1, 2022

**General throughout Plan – changed:**

- Fifteen (15) days to fifteen (15) **business** days

**Chapter III Waiting List and Tenant Selection**

**Updating and Removal from the Waiting List**

Current wording

- Once applicant has been housed, any remaining public housing applications for that applicant will be closed. The property housing the new resident will notify other properties, so the applications can be closed.

Changes

- Once applicant has been housed, any remaining public housing applications for that applicant will be closed **unless there is a remaining member of the family**. The property housing the new resident will notify other properties, so the applications can be closed.

**Chapter VII Leasing**

**Lease Orientation**

Add

- **Statements of Tenant's Rights and Responsibilities**

**Chapter IX Reexaminations/Continued Occupancy**

**Interim Recertification**

Current Wording

Processing the Interim Reexamination

- Families must submit an Interim Certification Form to report changes. Forms are available at the rent office or online at [www.hamptonrha.com](http://www.hamptonrha.com).

Changes

Processing the Interim Reexamination

- Families must submit an Interim Certification Form to report changes **within 10 days of the occurrence**. Forms are available at the rent office or online at [www.hamptonrha.com](http://www.hamptonrha.com)

SUMMARY OF CHANGES TO  
HAMPTON REDEVELOPMENT & HOUSING AUTHORITY  
SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATIVE PLAN  
TO BE EFFECTIVE JANUARY 1, 2022

**Chapter 4 Establishing Preferences and Maintaining the Waiting List**

**Current:**

**Removal from the Waiting List**

If at any time an applicant family is on the waiting list, the PHA determines that the family is not eligible for assistance, the family will be removed from the waiting list.

If a family is removed from the waiting list because the PHA has determined the family is not eligible for assistance, a notice will be sent to the family's address of record. The notice will state the reasons the family was removed from the waiting list and will inform the family how to request an informal review regarding the PHA's decision.

**Changes:**

**Removal from the Waiting List (24 CFR Part 982.204)**

The PHA administrative plan must state PHA policy on when applicant names may be removed from the waiting list. The policy may provide that the PHA will remove names of applicants who do not respond to PHA requests for information or updates.

An PHA decision to withdraw from the waiting list the name of an applicant family that includes a person with disabilities is subject to reasonable accommodation in accordance with 24 CFR part 8. If the applicant did not respond to the PHA request for information or updates because of the family member's disability, the PHA must reinstate the applicant in the family's former position on the waiting list.

**Chapter 8 Verification Procedures**

**H Verification of Allowable Deductions from Income Child Care Expenses**

**Adding**

In the event of verifying childcare expenses from a private, unlicensed individual, HRHA will request a notarized statement from the childcare provider showing who they are watching, the ages of who they are watching and the weekly amount in which they are charging for their services.

**Chapter 21 Special Housing Types**

**Current:**

**Family Eligibility [24 CFR 982.627]**

- HCV participants interested in participating in HRHA's homeownership program must be an active member of HRHA's Family Self-Sufficiency Program for at least a minimum of two years before moving into homeownership or a successful graduate of HRHA's Family Self-Sufficiency program within a two-year period.

**Changes:**

## Remove

- HCV participants interested in participating in HRHA's homeownership program must be an active member of HRHA's Family Self-Sufficiency Program for at least a minimum of two years before moving into homeownership or a successful graduate of HRHA's Family Self-Sufficiency program within a two-year period.

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 04/28/2021

Approved By: DAVENPORT, ROBERT

<b>Part I: Summary</b>						
<b>PHA Name :</b> Hampton Redevelopment & Housing Authority			<b>Locality (City/County &amp; State)</b>			
<b>PHA Number:</b> VA017			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>		<input type="checkbox"/> <b>Revised 5-Year Plan (Revision No: )</b>	
<b>A.</b>	<b>Development Number and Name</b>	<b>Work Statement for Year 1 2021</b>	<b>Work Statement for Year 2 2022</b>	<b>Work Statement for Year 3 2023</b>	<b>Work Statement for Year 4 2024</b>	<b>Work Statement for Year 5 2025</b>
	LANGLEY VILLAGE (VA017000004)	\$783,789.00	\$412,012.00	\$25,000.00	\$360,000.00	\$80,000.00
	AUTHORITY-WIDE	\$569,038.00	\$293,762.00	\$293,762.00	\$293,762.00	\$293,762.00
	PHOEBUS (VA017000001)	\$323,000.00	\$133,552.00	\$520,564.00	\$185,564.00	\$420,564.00
	OLD POINT HOMES (VA017000005)					\$45,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2021			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$569,038.00
ID0026	Operations(Operations (1406))	Operations		\$243,874.00
ID0027	Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$162,582.00
ID0028	Administration(Administration (1410)-Salaries)	Administration		\$162,582.00
	LANGLEY VILLAGE (VA017000004)			\$783,789.00
ID0029	A/E Fees(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	A/E Fees and Costs, Consultation and Inspection Cost		\$35,000.00
ID0030	Modernization Observer(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits)	Modernization Observer		\$25,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 1 2021</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0015	Replace Siding(Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Siding)	Replace Siding, gutters and downspouts		\$596,589.00
ID0049	Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances)	Replace all water heaters at Langley Village PHASE I		\$102,200.00
ID0052	Modernization Observer(Dwelling Unit-Interior (1480)-Flooring (non routine))	Modernization Observer		\$25,000.00
	PHOEBUS (VA017000001)			\$323,000.00
ID0067	Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances)	Replace all water heaters at North Phoebus		\$100,000.00
ID0071	Replace Exterior Doors (Dwelling Unit-Exterior (1480)-Exterior Doors)	Replace exterior doors to include security screen doors.		\$175,000.00
ID0092	Roof Replacement Phase 2(Dwelling Unit-Exterior (1480)-Roofs)	Replace existing roofs at North Phoebus		\$48,000.00





<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	2	2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	LANGLEY VILLAGE (VA017000004)			\$412,012.00
ID0031	Replace Carpet and Vinyl Flooring (Dwelling Unit-Interior (1480)-Flooring (non routine))	Replace Carpet and Vinyl Phase I		\$352,012.00
ID0039	A/E Fees(Dwelling Unit-Interior (1480)-Flooring (non routine))	A/E Fees and Costs, Consultation and Inspection Cost		\$35,000.00
ID0040	Modernization Observer(Dwelling Unit-Interior (1480)-Flooring (non routine))	Modernization Observer		\$25,000.00
	AUTHORITY-WIDE (NAWASD)			\$293,762.00
ID0035	Operations(Operations (1406))	Operations		\$125,898.00
ID0036	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$83,932.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2022</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0038	Administration(Administration (1410)-Salaries)	Administration		\$83,932.00
	PHOEBUS (VA017000001)			\$133,552.00
ID0054	Interior Painting Phase 1(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Interior Painting of all units in North Phoebus		\$108,552.00
ID0074	Modernization Observer(Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Construction field oversite		\$25,000.00
	Subtotal of Estimated Cost			\$839,326.00









<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 5		2025		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	OLD POINT HOMES (VA017000005)			\$45,000.00
ID0050	Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances)	Replace water heaters at Old Point Apartments public housing units.		\$30,000.00
ID0091	Water Heater Replacement(Dwelling Unit-Interior (1480)-Appliances)	Replace existing water heaters.		\$15,000.00
	PHOEBUS (VA017000001)			\$420,564.00
ID0083	Modernization Observer(Dwelling Unit-Interior (1480)-Flooring (non routine))	Modernization Observer		\$25,000.00
ID0087	Sanitary and Water lines(Dwelling Unit-Interior (1480)-Plumbing)	Replace the sanitary and water lines at each unit.		\$365,564.00
ID0090	Replace Smoke and Carbon Dioxide Detectors(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing hard wired smoke/carbon monoxide detectors.		\$30,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2025</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)			\$293,762.00
ID0084	Operations(Operations (1406))	Operations		\$125,898.00
ID0085	Administration(Administration (1410)-Salaries)	Administration		\$83,932.00
ID0086	Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	Management Improvements		\$83,932.00
	LANGLEY VILLAGE (VA017000004)			\$80,000.00
ID0088	Second Floor Landing Repairs(Non-Dwelling Exterior (1480)-Landings and Railings)	Repair second floor exterior landings and balconies.		\$50,000.00
ID0089	Replace Smoke Detectors(Dwelling Unit-Interior (1480)-Mechanical)	Replace existing hard wired smoke detectors.		\$30,000.00





<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$243,874.00
Management Improvements(Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$162,582.00
Administration(Administration (1410)-Salaries)	\$162,582.00
Subtotal of Estimated Cost	\$569,038.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$125,898.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$83,932.00
Administration(Administration (1410)-Salaries)	\$83,932.00
Subtotal of Estimated Cost	\$293,762.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Salaries)	\$83,932.00
Operations(Operations (1406))	\$125,898.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$83,932.00
Subtotal of Estimated Cost	\$293,762.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2024
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$125,898.00
Administration(Administration (1410)-Salaries)	\$83,932.00
Management Improvements(Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$83,932.00
Subtotal of Estimated Cost	\$293,762.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2025
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$125,898.00
Administration(Administration (1410)-Salaries)	\$83,932.00
Management Improvements(Management Improvement (1408)-Empowerment Activities,Management Improvement (1408)-Equal Opportunity,Management Improvement (1408)-Security Improvements (not police or guard-non-physical),Management Improvement (1408)-Staff Training,Management Improvement (1408)-System Improvements)	\$83,932.00
Subtotal of Estimated Cost	\$293,762.00