

<b>Annual PHA Plan</b> <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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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-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only 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 if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, 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>Petersburg Redevelopment and Housing Authority</u>      <b>PHA Code:</b> <u>VA020</u>  <b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA    <input type="checkbox"/> Troubled PHA  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2021</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>310</u>  <b>Number of Housing Choice Vouchers (HCVs)</b> <u>842</u>      <b>Total Combined Units/Vouchers</b> <u>1,152</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> PHAs must have the elements listed below in sections B and C 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. 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" data-bbox="175 1507 1448 1906"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>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> </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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		PH	HCV																		
Lead PHA:																					

**B.1**

**Revision of PHA Plan Elements.**

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources
- Rent Determination
- Operation and Management
- Grievance Procedures
- Homeownership Programs
- Community Service and Self-Sufficiency Programs
- Safety and Crime Prevention
- Pet Policy
- Asset Management
- Substantial Deviation
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): See Substantial Deviation and Significant Amendment/Modification section for proposed changes regarding RAD and Section 18 Demolition and Disposition. Also, see updates to the Financial Resources section.

**Statement of Housing Needs and Strategy for Addressing Housing**

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford-ability	Supply	Quality	Accessi-bility	Size	Location
Income <= 30% of AMI	146	5	4	5	2	3	4
Income >30% but <=50% of AMI	176	4	4	3	2	3	4
Income >50% but <80% of AMI	179	3	3	3	2	2	3
Elderly	89	5	2	3	3	3	4
Families with Disabilities	183	5	4	4	5	3	3
Race/Ethnicity B	1396	4	4	4	2	3	4
Race/Ethnicity W	48	4	4	4	2	3	4
Race/Ethnicity H	18	4	4	4	2	3	4
Race/Ethnicity A	NA						

### Housing Needs of Families on the Public Housing Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	271		
Extremely low income <=30% AMI	139	51%	
Very low income (>30% but <=50% AMI)	125	46%	
Low income (>50% but <80% AMI)	7	3%	
Families with children	132	48%	
Elderly families	33	12%	
Families with Disabilities	68	25%	
White	27	9%	
Black	211	77%	
Indian	0	0%	
Asian	0	0%	
Hispanic	18	7%	
NR	33	12%	
Characteristics by Bedroom Size (Public Housing Only)			
0 BR	0	0%	
1 BR	157	57%	
2 BR	94	34%	
3 BR	20	9%	
4 BR	0	0%	
5 BR	0	0%	
6 BR	0	0%	

### Housing Needs of Families on the Housing Choice Voucher Waiting List

Waiting list type: (select one)

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

If used, identify which development/subjurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1230		
Extremely low income <=30% AMI	1007	81%	
Very low income (>30% but <=50% AMI)	51	6%	
Low income (>50% but <80% AMI)	172	13%	
Families with children	1,118	87%	
Elderly families	56	4%	
Families with Disabilities	115	9%	
White	21	.01%	
Black	1185	96%	

Indian	5	.0%	
Asian	0	0%	
Hispanic	0	0%	
No Response	19	.01%	

**Strategy for Addressing Housing Needs.** Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

The Petersburg Redevelopment and Housing Authority will be utilizing a comprehensive strategy combining additional affordable housing development, homeownership opportunities, creative financing and community outreach to address the needs of the varying populations in the region.

**(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)
  - Apply for VASH Vouchers
  - Apply for Tenant Protection Vouchers in connection with Section 18 Demolition/Disposition application
  - Administer State Rental Assistance Program (SRAP) Vouchers

**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)  
The PRHA will provide allowances to assist working families to commit resources to support Family Self Sufficiency and other welfare to work reforms.

**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)

**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
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)

**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)  
The PRHA will target underutilized markets by outreach and advertising.

**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)

**Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions**

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

**PHA Policies Governing Eligibility, Selection, and Admissions**

**A. Public Housing**

**(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
- When family reaches top of the Waiting List
- When families are within a certain time of being offered a unit: 30 Days
- Other: (describe)

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
- Other (describe)  
The PRHA also checks credit history and landlord references of potential tenants.

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**

1. How many site-based waiting lists will the PHA operate in the coming year? None

**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:

**(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
- 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**)

Date and Time.

**(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

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

- 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:

Pecan Acres Estates  
Pin Oaks Estates.

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**

**(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
- 

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)

Upon written requests we will share the address of the previous landlord, and the previous inspection reports.

**(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

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)

When applications are being accepted, they can be obtained from designated locations that are advertised to the public. Completed applications should be mailed to the administrative office. Applications will be accepted by mail only and must be post marked by midnight of the designated due date.

**(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:

Hard – to – House



Difficulty Leasing – up

**(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? (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

Date and time

**(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)

HUD Voucher Program Guidebook, Housing Choice 7420.10G, April 2001

b. How does the PHA announce the availability of any special-purpose Section 8 programs to the public?

Through published notices

Other (list below)

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2021 grants)</b>		
a) Public Housing Operating Fund	712,000	
b) Public Housing Capital Fund	930,090	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Housing Choice Voucher Assistance	4,904,780	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant		
i) HOME	80,000	
Other Federal Grants (list below)		
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
Public Housing Capital Fund	1,793,680	
<b>3. Public Housing Dwelling Rental Income</b>		
	415,000	
<b>4. Other income (list below)</b>		
a) Interest Income	12,000	
b) Other Income	5,000	
<b>5. Non-federal sources (list below)</b>		
a) Management Fees	121,000	
b) Developer Fees	515,000	
c) State Rental Assistance Program	250,640	
<b>Total resources</b>	<b>\$9,739,190</b>	

**Operation and Management.**

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

(1) Public Housing Maintenance and Management: (list below)

ADMISSIONS AND CONTINUED OCCUPANCY POLICY, NOVEMBER, 1997, AMENDED OCTOBER, 2005; AMENDED OCTOBER 2011, AMENDED AUGUST 2014 and AMENDED OCTOBER 2016, October 2020

PUBLIC HOUSING RESIDENT LEASE, AMENDED OCTOBER 2016, AMENDED OCTOBER 2017

PERSONNEL POLICY AND EMPLOYEE HANDBOOK, July 2004, AMENDED February 2009, AMENDED 2013, January 2020

INCLUDING:

PROFESSIONAL DEVELOPMENT AND TRAINING PROCEDURES

NON-MONETARY REWARD SYSTEM

EMPLOYEE ASSISTANCE PROGRAM POLICY

SUMMARY OF FAMILY MEDICAL LEAVE ACT OF 1993

REDUCTION IN FORCE POLICY

GRIEVANCE PROCEDURE

SUBSTANCE ABUSE POLICY IN ACCORDANCE WITH THE DRUGFREE WORKPLACE ACT OF 1988

PROCUREMENT POLICY, MAY 28, 2002, AMENDED JANUARY 24, 2005; MAY 19, 2008; AUGUST 24, 2009; JUNE 24, 2013, NOVEMBER 25, 2013, March 2016, November 2017 and March 2019.

FAMILY SELF-SUFFICIENCY ACTION PLAN 1997, 2014

CAPITAL FUND GRANT PROGRAM

INTERNAL CONTROL POLICY, AMENDED JULY 2018, October 2019

AMERICANS WITH DISABILITES ACT

SECTION 504 OF THE FAIR HOUSING ACT; AMENDED APRIL 2011

SMOKE FREE POLICY OCTOBER 2017

(2) Section 8 Management: (list below)

HUD GUIDEBOOK 7420.10G: HOUSING PROGRAMS GUIDEBOOK –HOUSING CHOICE, APRIL 2001

SECTION 8 MANAGEMENT ASSESSMENT PROGRAM SEMAP

PETERSBURG REDEVELOPMENT AND HOUSING AUTHORITY ADMINISTRATIVE PLAN

NOVEMBER 23, 1999, REVISED SEPTEMBER 1, 2000, 2002, 2003, 2005 and January 1, 2008, March 22, 2010, AMENDED OCTOBER 2011; AMENDED OCTOBER 2017, October 2020 including:

VAWA POLICY

FAIR HOUSING

ELIGIBILITY

HQS INSPECTIONS

**Grievance Procedures.**

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

**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)
  - Applicants at the Leasing Office

**B. Housing Choice Voucher 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?

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)

**Significant Amendment and Substantial Deviation/Modification.**

Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

The Petersburg Redevelopment and Housing Authority defines the terms "Substantial Deviation" and "Significant Amendment or Modification" by stating the basic criteria for such definitions in the annual plan that has met full public process and review.

The PRHA will consider the following actions to be significant amendments or modifications:

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

An exception for this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements and such changes will not be considered significant amendments by HUD.

B.2

**New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods (in conjunction with the City of Petersburg).
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Assistance.
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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.

The Authority plans to submit a Section 18 Demolition and Disposition application for Phase 2 of Pin Oaks and Pecan Acres.

<b>Demolition/Disposition Activity Description</b>
1a. Development name: Pecan Acres 1b. Development (project) number: VA020000101
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission: 2021
5. Number of units affected: Up to 105
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: 2021 b. Projected end date of activity: 12/31/2022

<b>Demolition/Disposition Activity Description</b>	
1a. Development name:	Pin Oaks
1b. Development (project) number:	VA020000103
2. Activity type:	Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	2021
5. Number of units affected:	58
6. Coverage of action (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: 2021 b. Projected end date of activity: 12/31/2022

**Designated Housing for Elderly and Disabled Families.**

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

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?

**Conversion of Public Housing through Section 18**

In September 2019, PRHA received approval from HUD to demolish 92 units in Phase I of Pin Oaks and 54 units in Phase I of Pecan Acres under Section 18. Demolition is expected to occur in September of 2020. PRHA plans to construct 98 new manor house and garden style apartments in Phase I of Pin Oaks and 50 new manor house and garden style apartments in Phase I of Pecan Acres. These new construction units will be subsidized using Project Based Vouchers (PBV). PBV's are rental assistance under Section 8 provided by HUD to owners according to the terms of a HAP contract for the provision of housing to eligible tenants. The PBV program is administered by PRHA.

<b>B.3</b>	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attachments A and D</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?  Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:  The auditor found a possible miscalculation of income for one HCV Program participant.</p>
<b>B.5</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 and Annual Plan.</p> <p>The Petersburg Redevelopment and Housing Authority has determined the following objectives have been met in the Five Year Plan:</p> <ol style="list-style-type: none"> <li>1. Continue to examine the activities that involve the collection, inspection, revision, and submission of the Authority’s various policies, approaches, and procedures to ensure a more efficient operation.</li> <li>2. The Authority will continue to administer the capital improvement plan to modernize its family facilities.</li> <li>3. The Petersburg Redevelopment and Housing Authority will continue its partnership with the City of Petersburg to pool its resources in order to pursue additional development initiatives</li> </ol>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?  Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>Attachment B</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form 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.  <b>See Attachment C</b></p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?  Y N  <input type="checkbox"/> <input checked="" type="checkbox"/></p>
<b>C.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>The most recent 5-Year Action Plan was approved by HUD on February 24, 2020 and covered 2019-2023.</p>

Capital Fund Program - Five-Year Action Plan

Status: Approved

Approval Date: 02/24/2020

Approved By: DAVENPORT, ROBERT

Part I: Summary						
PHA Name : Petersburg Redevelopment & Housing Authority		Locality (City/County & State)				
PHA Number: VA020		<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No: )		
A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	AUTHORITY-WIDE	\$162,300.00	\$310,499.00	\$133,180.00	\$133,180.00	\$130,180.00
	PECAN ACRES (VA020000101)	\$510,000.00	\$316,730.00	\$216,230.00	\$390,230.00	\$535,730.00
	PIN OAKS (VA020000103)	\$410,000.00	\$302,861.00	\$316,500.00	\$142,500.00	



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
	1	2019		
<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)			\$162,300.00
ID0124	Administration(Administration (1410)-Other)	COCC Management Fees		\$108,230.00
ID0125	Staff Taining(Management Improvement (1408)-Staff Training)	Staff training		\$5,000.00
ID0126	Information Technology(Management Improvement (1408)-System Improvements)	IT Consulting and software		\$45,000.00
ID0130	Computer Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replacement of computer desktops, laptops, monitors and keyboards.		\$4,070.00
	PECAN ACRES (VA020000101)			\$510,000.00
ID0127	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, installation of temporary fencing and abatement of environmental hazards. Phase I of project only (54 units).		\$360,000.00

Capital Fund Program - Five-Year Action Plan

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
1	2019			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0129	Planning(Dwelling Unit-Development (1480)-New Construction)	A&E, legal and consulting services for Phase I redevelopment		\$50,000.00
ID0131	North Valor Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Other)	Renovate 10 units at North Valor - interior		\$80,000.00
ID0132	North Valor Renovation Exterior(Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Gutters - Downspouts,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Tuck-Pointing,Dwelling Unit-Exterior (1480)-Windows)	Renovate driveways, trip hazards and other exterior site upgrades		\$20,000.00
	PIN OAKS (VA020000103)			\$410,000.00
ID0128	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, installation of temporary fencing and abatement of environmental hazards. Phase I of project only (92 units).		\$360,000.00
ID0133	Planning(Dwelling Unit-Development (1480)-New Construction)	A&E, legal and consulting services for Phase I redevelopment		\$50,000.00
	Subtotal of Estimated Cost			\$1,082,300.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2		2020		
<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)			\$310,499.00
ID0003	Operations(Operations (1406))	Operations		\$20,000.00
ID0008	Administration(Administration (1410)-Other)	COCC Management Fees		\$93,909.00
ID0013	Staff Taining(Management Improvement (1408)-Staff Training)	Staff Training		\$3,000.00
ID0018	Information Technology(Management Improvement (1408)-System Improvements)	Information technology contracts and support		\$63,590.00
ID0141	Central Office Building Interior Renovation(Non-Dwelling Interior (1480)-Administrative Building)	Renovate bathrooms, kitchen, flooring		\$100,000.00
ID0142	Central Office Building Exterior Renovation(Non-Dwelling Site Work (1480)-Landscape)	Site work, tree removal, landscaping, grading		\$10,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0143	Parking lots & driveways(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	Mill and resurface parking lots and driveways.		\$20,000.00
	PECAN ACRES (VA020000101)			\$316,730.00
ID0024	Community Building HVAC System(Non-Dwelling Interior (1480)-Mechanical)	Replace HVAC system in community center		\$15,000.00
ID0033	Planning(Dwelling Unit-Development (1480)-New Construction)	Architect, engineering, environmental, legal and other construction planning activities for Phases II and III		\$67,230.00
ID0037	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Install/replace exterior lights on buildings and on poles throughout the site Phases II and III only 105 units.		\$1,500.00
ID0047	Site work(Dwelling Unit-Site Work (1480)-Other)	Erosion mitigation and site work		\$5,000.00
ID0072	Meters and Meter bases(Dwelling Unit-Exterior (1480)-Other)	Replace faulty meters and meter bases Phases II and III only (105 units).		\$2,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 2 2020</b>				
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0082	Electrical Transformers(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replace/repair electrical transformers		\$10,000.00
ID0089	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace old or poorly performing ranges, refrigerators, water heaters, HVAC equipment and other appliances. Phases II and III only (105 units).		\$2,000.00
ID0119	Street patching, sealing and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Street patching, sealing and striping		\$1,500.00
ID0123	Parking lots & driveways(Dwelling Unit-Site Work (1480)-Parking)	Mill and resurface parking lots and driveways.		\$2,500.00
ID0134	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, installation of temporary fencing and abatement of environmental hazards. Phase I of project only (54 units).		\$210,000.00
	PIN OAKS (VA020000103)			\$302,861.00
ID0028	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, installation of temporary fencing and abatement of environmental hazards. Phase I of project only (92 units).		\$210,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0041	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Install/replace exterior lights on buildings and on poles throughout the site Phase II only 58 units.		\$1,500.00
ID0051	Site work(Dwelling Unit-Site Work (1480)-Other)	Erosion mitigation and site work		\$5,000.00
ID0055	Refurbish sidewalks & patios(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter)	Refurbish concrete sidewalks & patios where damage, trip hazards or excessive wear exists. Phase II only.		\$3,500.00
ID0073	Meters and Meter bases(Dwelling Unit-Exterior (1480)-Other)	Replace faulty meters and meter bases Phase II (58 units).		\$1,000.00
ID0083	Electrical Transformers(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replace/repair electrical transformers		\$10,000.00
ID0107	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace old or poorly performing ranges, refrigerators, water heaters, HVAC equipment and other appliances. Phase II only (58 units).		\$1,000.00
ID0108	Planning(Dwelling Unit-Development (1480)-New Construction)	Architect, engineering, environmental, legal and other construction planning activities.		\$66,861.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
2	2020			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0117	Street patching, sealing and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Street patching, sealing and striping		\$1,500.00
ID0122	Parking lots & driveways(Dwelling Unit-Site Work (1480)-Parking)	Mill and resurface parking lots and driveways.		\$2,500.00
	Subtotal of Estimated Cost			\$930,090.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3		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)			\$133,180.00
ID0009	Administration(Administration (1410)-Other)	COCC Management Fees		\$66,590.00
ID0014	Staff Taining(Management Improvement (1408)-Staff Training)	Staff Training		\$3,000.00
ID0019	Information Technology(Management Improvement (1408)-System Improvements)	Information technology contracts and support		\$63,590.00
	PECAN ACRES (VA020000101)			\$216,230.00
ID0025	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, install temporary fencing and abatement of environmental hazards. Phase II only.		\$120,000.00
ID0034	Planning(Dwelling Unit-Development (1480)-New Construction)	Architect, engineering, environmental, legal and other construction planning activities.		\$74,230.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b> 3		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0038	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Install/replace exterior lights on buildings and on poles throughout Phases II and III of the site.		\$2,500.00
ID0048	Site work(Dwelling Unit-Site Work (1480)-Other)	Erosion mitigation and site work		\$5,000.00
ID0070	Meters and Meter bases(Dwelling Unit-Exterior (1480)-Other)	Replace faulty meters and meter bases in Phases II and III only (105 units).		\$1,000.00
ID0084	Electrical Transformers(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replace/repair electrical transformers		\$10,000.00
ID0090	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace old or poorly performing ranges, refrigerators, water heaters, HVAC equipment and other appliances. Phases II and III only (105) units.		\$2,000.00
ID0118	Street paving, sealing and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Street paving, sealing and striping		\$750.00
ID0121	Parking lots & driveways(Dwelling Unit-Site Work (1480)-Parking)	Mill and resurface parking lots and driveways.		\$750.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
3		2021		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	PIN OAKS (VA020000103)			\$316,500.00
ID0029	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, install temporary fencing and abatement of environmental hazards. Phase II only (58 units).		\$220,000.00
ID0042	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Install/replace exterior lights on buildings and on poles throughout Phase II of the site.		\$1,500.00
ID0052	Site work(Dwelling Unit-Site Work (1480)-Other)	Erosion mitigation and site work		\$5,000.00
ID0071	Meters and Meter bases(Dwelling Unit-Exterior (1480)-Other)	Replace faulty meters and meter bases in Phase II only (58 units).		\$500.00
ID0085	Electrical Transformers(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replace/repair electrical transformers		\$7,000.00
ID0109	Planning(Dwelling Unit-Development (1480)-New Construction)	Architect, engineering, environmental, legal and other construction planning activities.		\$80,000.00



<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4		2022		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	PIN OAKS (VA020000103)			\$142,500.00
ID0005	Operations(Dwelling Unit - Demolition (1480))	Operations		\$120,000.00
ID0053	Site work(Dwelling Unit-Site Work (1480)-Other)	Erosion mitigation and site work		\$5,000.00
ID0061	Parking lots & driveways(Dwelling Unit-Site Work (1480)-Parking)	Mill and resurface parking lots and driveways.		\$750.00
ID0062	Street paving, sealing and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Street paving, sealing and striping		\$750.00
ID0069	Meters and Meter bases(Dwelling Unit-Exterior (1480)-Other)	Replace faulty meters and meter bases. Phase II only (58 units)		\$1,000.00
ID0111	Planning(Dwelling Unit-Development (1480)-New Construction)	Architect, engineering, environmental, legal and other construction planning activities.		\$15,000.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 4 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>
	AUTHORITY-WIDE (NAWASD)			\$133,180.00
ID0010	Administration(Administration (1410)-Other)	COCC Management Fees		\$66,590.00
ID0015	Staff Taining(Management Improvement (1408)-Staff Training)	Staff Training		\$3,000.00
ID0020	Information Technology(Management Improvement (1408)-System Improvements)	Information technology contracts and support		\$63,590.00
	PECAN ACRES (VA020000101)			\$390,230.00
ID0026	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, install temporary fencing and abatement of environmental hazards. Phase II only		\$280,000.00
ID0035	Planning(Dwelling Unit-Development (1480)-New Construction)	Architect, engineering, environmental, legal and other construction planning activities.		\$98,230.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>				
4	2022			
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0039	Exterior Lighting(Non-Dwelling Exterior (1480)-Lighting)	Install/replace exterior lights on buildings and on poles throughout the site. Phase III only		\$500.00
ID0049	Site work(Dwelling Unit-Site Work (1480)-Other)	Erosion mitigation and site work (Phases II and III only 105 units)		\$1,000.00
ID0068	Meters and Meter bases(Dwelling Unit-Exterior (1480)-Other)	Replace faulty meters and meter bases. Phases II and III only (105 units)		\$1,000.00
ID0078	Electrical Transformers(Non-Dwelling Construction - Mechanical (1480)-Electric Distribution)	Replace/repair electrical transformers		\$7,000.00
ID0091	Appliances(Dwelling Unit-Interior (1480)-Appliances)	Replace old or poorly performing ranges, refrigerators, water heaters, HVAC Equipment and other appliances. Phase III only		\$1,000.00
ID0114	Parking lots & driveways(Dwelling Unit-Site Work (1480)-Parking)	Mill and resurface parking lots and driveways.		\$750.00
ID0115	Street paving, sealing and striping(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Seal Coat,Dwelling Unit-Site Work (1480)-Striping)	Street paving, sealing and striping		\$750.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Subtotal of Estimated Cost			\$665,910.00

<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year 5 2023</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)			\$130,180.00
ID0135	Administration(Administration (1410)-Other)	COCC Management Fees		\$66,590.00
ID0136	Information Technology(Management Improvement (1408)-System Improvements)	Information technology contracts and support		\$63,590.00
	PECAN ACRES (VA020000101)			\$535,730.00
ID0137	Planning(Dwelling Unit-Development (1480)-New Construction)	Architect, engineering, environmental, legal and other construction planning activities.		\$135,730.00
ID0139	Demolition(Dwelling Unit - Demolition (1480))	Demolition of buildings, site improvements, utilities, install temporary fencing and abatement of environmental hazards. Phase III only.		\$400,000.00
	Subtotal of Estimated Cost			\$665,910.00



<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 1	2019
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$108,230.00
Staff Taining(Management Improvement (1408)-Staff Training)	\$5,000.00
Information Technology(Management Improvement (1408)-System Improvements)	\$45,000.00
Computer Equipment(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$4,070.00
Subtotal of Estimated Cost	\$162,300.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Operations(Operations (1406))	\$20,000.00
Administration(Administration (1410)-Other)	\$93,909.00
Staff Taining(Management Improvement (1408)-Staff Training)	\$3,000.00
Information Technology(Management Improvement (1408)-System Improvements)	\$63,590.00
Central Office Building Interior Renovation(Non-Dwelling Interior (1480)-Administrative Building)	\$100,000.00
Central Office Building Exterior Renovation(Non-Dwelling Site Work (1480)-Landscape)	\$10,000.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 2	2020
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Parking lots & driveways(Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving)	\$20,000.00
Subtotal of Estimated Cost	\$310,499.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 3	2021
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$66,590.00
Staff Taining(Management Improvement (1408)-Staff Training)	\$3,000.00
Information Technology(Management Improvement (1408)-System Improvements)	\$63,590.00
Subtotal of Estimated Cost	\$133,180.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 4	2022
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$66,590.00
Staff Taining(Management Improvement (1408)-Staff Training)	\$3,000.00
Information Technology(Management Improvement (1408)-System Improvements)	\$63,590.00
Subtotal of Estimated Cost	\$133,180.00

<b>Part III: Supporting Pages - Management Needs Work Statements (s)</b>	
<b>Work Statement for Year</b> 5	2023
<b>Development Number/Name General Description of Major Work Categories</b>	<b>Estimated Cost</b>
Housing Authority Wide	
Administration(Administration (1410)-Other)	\$66,590.00
Information Technology(Management Improvement (1408)-System Improvements)	\$63,590.00
Subtotal of Estimated Cost	\$130,180.00