

Virgin Islands Housing Authority

PHA Plans

Restated 5 Year Plan for Fiscal Years 2005 - 2009
Annual Plan for Fiscal Year 2006

FINAL VERSION – VQ901
(10/5/2005)

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

PHA Plan Agency Identification

PHA Name: Virgin Islands Housing Authority

PHA Number: VQ901

PHA Fiscal Year Beginning: January 1, 2006

Public Access to Information

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

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

Display Locations For PHA Plans and Supporting Documents

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

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below):
 - St. Croix District Office

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

- Main business office of the PHA
- PHA development management offices
- Other (list below):
 - St. Croix District Office

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

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: "To provide decent, safe and sanitary housing through quality maintenance, management and modernization services in a strategically planned and cost effective manner that will culminate in homeownership opportunities and a higher standard of living for Virgin Islands residents."

B. Goals

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

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

- PHA Goal: Expand the supply of assisted housing
Objectives:
 - Apply for additional rental vouchers:
 - Reduce public housing viable vacancies to ten (10) percent or less for two (2) of the next five (5) fiscal years
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments. Subject to funding availability, VIHA estimates that it will begin development of a mixed income community that contains affordable housing rental and/or homeownership units.
 - Other (list below)
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management and receive a PHAS score of 90% or higher.
 - Improve voucher management and receive a SEMAP score of 90% or higher.
 - Increase customer satisfaction by periodic interaction between VIHA staff

and VIHA's residents, participants, applicants, vendors and the broader community. VIHA anticipates conducting up to two (2) customer service surveys during the next five (5) years and responding to the concerns raised in the survey results.

- Concentrate on efforts to improve specific management functions as outlined in the Recovery Plan between HUD and VIHA.
 - Renovate or modernize public housing units as outlined in VIHA's Vacancy Reduction and Capital Fund Program Plans.
 - Demolish or dispose of obsolete public housing as outlined in VIHA's Vacancy Reduction and Capital Fund Program Plans.
 - Provide replacement public housing for some of the obsolete public housing units.
 - Provide replacement vouchers for public housing eligible families and other low income families as HUD increases VIHA's allocation of vouchers.
 - Other: Apply for housing vouchers to assist in the relocation of residents currently housed in obsolete public housing during the renovation, modernization, demolition or disposition of obsolete public housing.
- PHA Goal: Increase assisted housing choices
- Objectives:
- Provide voucher mobility counseling:
 - Conduct outreach efforts to potential voucher landlords
 - Increase voucher payment standards
 - Implement voucher homeownership program:
 - Implement public housing or other homeownership programs:
 - Implement public housing site-based waiting lists at each newly acquired or built community that houses, partially or completely, public housing-assisted residents. Explore the possibility, and if feasible, implement site-based waiting lists at one or more of VIHA's existing communities or any other community that may be acquired by VIHA in the future.
 - Convert public housing to vouchers:
 - Other: (list below)

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

- PHA Goal: Provide an improved living environment
- Objectives:
- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - Implement public housing security improvements:
 - Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - Other: (list below)
 - Apply for and if awarded, expand Weed and Seed Program to the Estate Tutu Hi-Rise Community, to reduce crime, gang activity and

drug use and trafficking in collaboration with federal and local law enforcement agencies. Implement educational and social programs to revitalize the community.

- Apply for, and if awarded, expand Weed and Seed Program to other qualified VIHA communities experiencing criminal activities that adversely affect the peaceful enjoyment of the communities by other residents.
- Research and apply for other grants, gifts, or awards from governmental and charitable sources designed to improve the community's quality of life and economic vitality.

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

- PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families by approximately five (5) percent through the use of various self-sufficiency initiatives and through the community service requirement.
 - Provide or attract supportive services to improve assistance recipients' employability and increase enrollment in such services by ten (10) percent.
 - Provide or attract supportive services to increase independence or quality of life for the elderly or families with disabilities.
 - Other: (list below)

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

- PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - Other: Make steady progress toward fulfilling the responsibilities and requirements of the Voluntary Compliance Agreement between HUD and VIHA.

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Other PHA Goals and Objectives: (list below)

VIHA Strategic Goal No. 1: Investigate, design and implement redevelopment initiatives, and investigate the development of additional affordable housing.

Goal No. 1 Overview.

VIHA will initiate a redevelopment approach under the strategic direction of the HUD Receiver, and later, the VIHA's Board of Commissioners. VIHA will design and implement a "road map" that will focus on the development of additional housing resources and the gradual financial independence of VIHA. Subject to funding identification and availability, VIHA's redevelopment activities primarily will consist of a five-prong approach focusing on: (1) demolition of dilapidated and obsolete public housing, (2) modernization of remaining public housing, (3) redevelopment of affordable housing resources, (4) acquisition or additional housing resources, and (5) public/private partnerships culminating in new mixed income mixed finance communities.

Goal No. 1 Objectives:

Subject to funding identification and funding availability, VIHA will undertake the following objectives:

- A. Demolition of Dilapidated and Obsolete Public Housing. Relocate existing residents either to other public housing or via replacement housing choice vouchers for which VIHA may apply. Demolish the obsolete public housing communities identified from year to year in VIHA's Annual Plans. Systematically identify any additional communities or units that should be demolished due to their dilapidated and obsolete condition.
- B. Modernization of Existing Apartments. VIHA may develop additional high quality affordable housing resources by the modernization, major renovation, and/or demolition and/or partial replacement of apartments in one or more of the existing VIHA communities. Such modernization will include, but not be limited to, several buildings in Estate Tutu Apartments (VQ001016).
- C. Redevelopment of Affordable Housing Resources. VIHA may redevelop one or more communities containing affordable housing on vacant land it currently owns, vacant land made that way through demolition activities, vacant land received from a governmental or charitable entity, or other land secured by VIHA. VIHA contemplates redevelopment using a mixed income mixed finance model.
- D. Acquire Existing Property(ies). VIHA may redevelop additional affordable housing resources through the acquisition of one or more existing multi-family property(ies).
- E. Acquire New Affordable Housing Resources. VIHA may acquire and develop brand new market quality affordable housing resources.

- F. Develop Additional Elderly Housing. VIHA may seek to develop additional elderly housing for low income families to meet the rising need for elderly housing resources in the Virgin Islands. In developing those resources, VIHA will seek to structure the housing in such a manner that it may become more and more self-sustaining over time.
- G. Development through Public/Private Partnerships. VIHA may partner with the territory government, city, community development organizations, real estate companies, foundations, financial organizations and/or developers to create additional affordable housing resources and/or identify financial resources for affordable housing use.
- H. Creation of a Redevelopment Subsidiary of VIHA. VIHA may create a redevelopment subsidiary or redevelopment entity through which it will engage in one or more of its redevelopment initiatives.
- I. Interaction with other Redevelopment Entities. VIHA will continue to interact (directly or through a newly created redevelopment subsidiary) with territory and city entities with the same or similar redevelopment goals, focusing on the creation or maintenance of affordable housing resources in the Virgin Islands.

VIHA Strategic Goal No. 2: Develop a viable homeownership strategy and program for low income families in the Virgin Islands.

Goal No. 2 Overview.

VIHA seeks to design, market and implement a comprehensive homeownership strategy that will encourage and assist qualified residents achieve their dream of homeownership. VIHA will also implement a post-purchase program and educational strategies designed to assist families remain homeowners.

Goal No. 2 Objectives.

- A. Develop Homeownership Program. VIHA will develop a homeownership program that assists low income families move from renting status to homeowners. The Program will include, at a minimum, pre-purchase counseling, escrow requirements, family self-sufficiency requirements, mandatory homeownership related courses, post-purchase counseling, and a tracking component.
- B. Implement Homeownership Program. VIHA will implement the homeownership program and identify at least twenty-five (25) families to participate and assist at least ten (10) families attain the goal of homeownership over the next five years.
- C. Develop Community Partnerships. VIHA will develop appropriate partnerships with financial institutions, governmental entities, realtors, home inspectors, developers and other real estate professionals to assist VIHA help low income families achieve homeownership.

- D. Develop Marketing Strategy. VIHA will develop and implement a marketing strategy for its homeownership program designed to inform low income families about the benefits of participating in the program.

VIHA Strategic Goal No. 3: Enhance the quality of life for assisted families by providing opportunities to participate in an economic Self-sufficiency Program and by coordinating with community and faith-based providers.

Goal No. 3 Overview.

VIHA will encourage more families to participate in VIHA's economic Self-sufficiency Program and thereby achieve economic and life-style independence. VIHA will enhance its coordination with community and faith-based providers in an effort to make additional resources available to VIHA's residents. In addition, VIHA seeks to improve its monitoring and tracking systems to ensure optimal managerial and operational efficiency and customer service.

Goal No. 3 Objectives.

- A. Enhance Resident Initiatives. VIHA will enhance its resident initiatives programming providing opportunities for the residents to participate in computer labs, gain life, job readiness and employment skills, enhance educational opportunities, obtain a GED, prepare for the SAT, etc. VIHA will assist approximately two hundred (200) families through these initiatives over the next five (5) years.
- B. Enhance Resident Programs targeted to Youth. VIHA will seek to provide valuable resident initiatives programs targeted to youth and the challenges youth encounter.
- C. Enhance Marketing and Publishing Activities. VIHA will enhance its publication capacity and develop print material, newsletters and other communication vehicles that will inform VIHA's residents, participants, and the broader community about significant activities involving VIHA.
- D. Nurture Development of Income and Information Resources. VIHA will continue to develop and pursue income sources and sponsorships for specific programs promoting VIHA's mission through partnerships, solicitation of community support, and sponsoring community-based functions.
- E. Execute Memoranda of Understandings. VIHA will negotiate and execute a minimum of three (3) Memoranda of Understandings with community, faith-based or service providers to provide valuable economic, social, and/or life-style services to VIHA's residents. VIHA will also strengthen partnerships with organizations already providing social or other services to VIHA communities including the Virgin Islands faith-based organizations.
- F. Provide Community/Service Provider Listing. VIHA will develop a comprehensive listing of community and service providers along with a

description of the services each provides and make the list available to VIHA's residents.

VIHA Strategic Goal No. 4: Enhance the attractiveness and marketability of the housing stock and neighborhoods in order to attract more working families.

Goal No. 4 Overview.

In order to compete in the open market, the attractiveness and marketability of the VIHA's housing stock must continue to be enhanced, with the view toward attracting more working families to the VIHA's communities. VIHA will develop strategies and activities designed to improve the curb appeal, preventive maintenance, resident responsibility and vibrancy of the communities. This will include consistent, swift and aggressive lease enforcement. As a result, VIHA expects residents will become more involved in, and accountable for, the neighborhoods in which they reside, and residents will begin to "take ownership" of their communities.

Goal No. 4 Objectives.

- A. Lease Enforcement. VIHA will ensure that the Public Housing Lease is swiftly and strictly enforced, including but not limited to, the collection of rent in a timely manner; additional charges for delinquent rent, unacceptable housekeeping, and trash in the yards; and swift enforcement against those residents engaging in criminal activity or otherwise harming the peaceful enjoyment of the community by other residents.
- B. Curb Appeal and Maintenance. VIHA will continue to encourage that the curb appeal of each community is maintained at an acceptable marketable level and that routine maintenance is performed within acceptable times. VIHA will also put additional emphasis on preventative maintenance by scheduling the preventative maintenance activities and then reasonably following the schedule.
- C. Economic Independence Pathway. VIHA will implement, and if necessary initiate additional, local and ranking preferences designed to attract more working families to VIHA's communities. VIHA will also institute a voluntary program that will allow motivated working families a clear and progressive pathway through VIHA's various programs toward the ultimate goal of homeownership and economic independence.
- D. Neighborhood Improvement Plans. VIHA will continue its active consultation with Resident Councils and neighborhood representatives, to draft, update and promote neighborhood improvement plans for each community, thereby establishing the role of residents in achieving maximum neighborhood appeal.
- E. Marketing Plan. VIHA will implement a comprehensive marketing plan and strategy that promotes VIHA's communities, programs, resources and services.

VIHA Strategic Goal No. 5: Increase and sustain management and operational efficiency and adherence to commitments made to HUD, including the realignment of responsibility and accountability for VIHA staff members.

Goal No. 5 Overview.

VIHA will make progress toward its ultimate goal of becoming a high performing public housing authority by satisfying, and in some cases, exceeding the commitments, responsibilities and obligations identified in the Recovery Plan and the Voluntary Compliance Agreement signed by HUD and VIHA. In seeking aggressively to meet these commitments, responsibilities and obligations, VIHA will rely heavily on a motivated, organized and focused staff and contractors to execute VIHA's activities with excellence, professionalism, and a commitment to customer service.

Goal No. 5 Objectives.

- A. Implement Recovery Plan. Implement the recommendations, responsibilities and requirements set forth in the Recovery Plan between VIHA and HUD, including, but not limited to, reasonably meeting the various timelines and milestones set forth in the Recovery Plan.
- B. Implement Management Recommendations. Implement applicable recommendations for the improvement of service delivery and operations flowing from various HUD reviews, audits and assessments of VIHA's operations and programs.
- C. Realignment of Key VIHA Staff. VIHA seeks to sustain and enhance its operational and organizational activities by using an efficient staffing model that realigns responsibilities, titles and accountability for VIHA staff members to ensure that VIHA can meet its commitments and responsibilities to residents, participants, HUD and the broader community. VIHA realignment and reorganization may include new senior management positions and a repositioning of existing senior and mid-level management positions. VIHA will also begin aligning its staff to meet the asset management and project-centric requirements of HUD. VIHA will review its organization annually making appropriate changes as recommended through the review process and approved by the HUD Receiver, and later by VIHA's Board of Commissioners
- D. Implement Voluntary Compliance Agreement. Implement the recommendations, responsibilities and requirements set forth in the Voluntary Compliance Agreement between VIHA and HUD, including, but not limited to, reasonably meeting the various timelines and milestones set forth in the Voluntary Compliance Agreement.
- E. Sustain Improvement of Housing Choice Program. VIHA will work to ensure that the Housing Choice Voucher Program designs processes and policies that will serve to continuously improve performance, promote self-sufficiency,

improve reporting rates, increase customer satisfaction and achieve high performing status in Annual SEMAP Certification.

- F. Continue Staff Training. VIHA will take advantage of training opportunities offered by HUD, HUD's contractors, national or regional professional trade organizations and the in-house expertise of its senior management. VIHA will also ensure that staff members benefit from on-going training opportunities, including periodic training sessions related to accessibility requirements and customer service.

- G. Information Technology Improvements. VIHA will assess its current and anticipated information technology and telecommunications needs and enhance its technology infrastructure to meet those needs. VIHA may also evaluate and, if necessary and subject to funding availability, replace one or more modules of its current software system and database to improve the functionality and efficiency of VIHA's financial, housing, maintenance, development and/or procurement activities. VIHA will also begin software training of its staff at periodic intervals.

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Annual PHA Plan
PHA Fiscal Year 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

High Performing PHA

Small Agency (<250 Public Housing Units)

Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

OVERVIEW

The Virgin Islands Housing Authority (“VIHA”) will use the time period covered by the FY2006 Annual Plan to solidify some of the infrastructure, resources and community partnerships necessary to allow VIHA to pursue its aggressive housing related goals. VIHA will continue the thorough assessment, review and enhancement of its key operational business units and will focus its activities toward the goals of becoming a standard housing performer during FY2006 and moving toward greater operational independence. To achieve these goals, VIHA’s FY2006 Annual Plan seeks to balance the various activities and focus necessary to move VIHA toward these goals.

Key elements of the FY2006 Annual Plan year can be summarized under six (6) broad headings: HUD Recovery Activities, Management Operations, Maintenance and Preventive Maintenance Operations, Redevelopment/Modernization Activities, Homeownership Initiatives, and Financial Resources Activities. Highlights under each of these headings follow:

1. HUD Recovery Activities.

- A. HUD Recovery Plan. VIHA will continue to meet the recommendations, commitments and responsibilities contained in the Recovery Plan designed to assist VIHA become a standard performing and eventually, a high performing authority.
- B. HUD Voluntary Compliance Agreement. VIHA will begin to address the recommendations, commitments and responsibilities contained in the Voluntary Compliance Agreement. That Agreement is designed to assist VIHA recognize and meet its obligations under the various accessibility requirements contained in federal law or regulations.

2. Management Operations.

Comprehensive implementation of key recommendations for more efficient VIHA operations described in the recent comprehensive management assessments of VIHA's operations.

- A. Monitor Impact of Reorganization. VIHA will continue to monitor the effectiveness of its reorganization of VIHA's administrative, management and maintenance staff to provide clearer lines of responsibility, authority and accountability.
- B. Revised Management Documents. VIHA will examine, and as applicable revise its key policy documents including, but not limited to, Admissions and Continued Occupancy Policy ("ACOP"), Housing Choice Administrative Plan ("AP"), Public Housing Dwelling Lease (and ancillary documents to the Lease), Homeownership Plan, and Economic Self-sufficiency Program. VIHA will also review the more strategic use of a "working family" local preferences and the increased application of income ranking preferences in the selection of applicants for VIHA's communities and housing choice vouchers. The revised ACOP may also set forth the parameters for VIHA's expanded use of site-based waiting lists, stricter pet policy, streamlined Grievance process, and more efficient resident selection protocols.
- C. Strict Lease Enforcement. VIHA will continue the implementation and strict enforcement of VIHA's developed, or to be developed leasing documents, including, but not limited to: Dwelling Lease, Rules and Regulations, Uniform Resident Housekeeping Standards, Pet Addendum, and Small-Scale In-home Business Rules.
- D. Revise Standard Operating Procedures. Begin the revision of VIHA's Standard Operating Procedures ("SOPs") to more closely approximate the actual "best practices" of VIHA's operations.
- E. Business Plans. VIHA will continue the use of departmental business plans to highlight the strengths, weaknesses, opportunities and threats ("SWOT") experienced in each department and aligning departmental strategies to meet the goals of each department.
- F. Upfront Income Verification and Tenant Assessment Subsystem Protocols. VIHA will continue to use its Upfront Income Verification (UIV) policies and will compare resident and participant report income information through HUD's Tenant Assessment Subsystem (TASS) to verify the household income of program participants. VIHA will use its UIV policies and TASS verification as a key strategy in reducing income and rent errors attributable to unreported income and to increase accuracy and efficiency in determining family eligibility and computing rent calculations.

3. Maintenance and Preventive Maintenance Operations.

- A. Maintenance Charge Schedule. Implementation of revised and updated Maintenance Charge Schedule designed more closely to approximate the actual costs to repair resident induced damage to the apartments or common areas.
- B. Maintenance Protocols. Establishment and follow-through on maintenance protocols and preventative maintenance schedules for each community and VIHA's Administrative Office.

4. Modernization/Redevelopment Activities.

- A. Strategic Redevelopment and Modernization Plan. VIHA will begin developing a Strategic Redevelopment and Modernization Plan that will guide VIHA's redevelopment and modernization initiatives into the foreseeable future. Part of that Strategic Plan will examine:

- Highest and best use for VIHA's current developments;
 - Need, desirability, and type of additional affordable housing resources that VIHA should pursue;
 - Type of mixed-income mixed-finance communities or development that may thrive in the Virgin Islands;
 - General principles that will guide the acquisition of land, market units, affordable units for VIHA;
 - General principles that will guide VIHA's partnership with developers, local government entities, non-profits, foundations and other organizations interested in the development of affordable housing resources in the Virgin Islands.
- B. Modernization Activities. VIHA will identify the units that will comprise the various phases of its current modernization activities, and subject to funding availability, VIHA will continue with those activities. In addition, subject to funding availability, VIHA will continue working incrementally with the modernization of other viable communities starting with the upgrade of common areas and facilities.
- C. Vacancy Reduction Plan. VIHA will continue with its aggressive reduction of vacancies through a Vacancy Reduction Plan that uses force account labor, and third party contractors to address vacancies and to return those vacancies to rentable conditions. The Vacancy Reduction Plan will also include standardized upgrades and modernization of various aspects in the vacant apartment.
- D. Energy Performance Contracting. VIHA plans to explore and initiate an energy performance contracting initiative designed to achieve energy savings and reductions in VIHA's public housing program.
- E. Partnership Development. VIHA will begin exploring partnerships between VIHA and the Territory of Virgin Islands, for the development of additional affordable housing resources in the Virgin Islands.

5. Homeownership Initiatives.

VIHA will begin developing its Homeownership Program that will assist residents achieve the dream of homeownership. VIHA's program will use six (6) broad components to frame its homeownership activities. These approaches include, but are not limited to:

- A. Seamless Path to Homeownership. VIHA will begin designing a seamless path that allows qualified public housing residents to move into VIHA's Family Self-sufficiency Program and then into VIHA's Homeownership Program.
- B. Economic and Self-Sufficiency Access. VIHA will encourage access to economic and self-sufficiency resources to increase skill and income capacities of families enrolled in the Homeownership Program.
- C. Broad Collaborations. VIHA will begin establishing broad collaborations with banks, mortgage companies, realtors, home inspectors, charitable institutions, HUD, FannieMae and community organizations to assist residents achieve homeownership.
- D. IDA Accounts and Training. VIHA will explore the use of Individual Development Accounts, pre-homeownership counseling, post-homeownership counseling and intensive homeownership educational activities to build its homeownership program initiatives.
- E. Homeownership Vouchers. VIHA will explore the viability of applying for or otherwise using specially allotted and identified homeownership vouchers to assist qualified residents meet their mortgage responsibilities following the purchase of an affordable home.

F. Purchase/Construction of Homeownership Units. VIHA will explore the purchase, construction or development of one or more homes that will be available for purchase by qualified affordable housing residents.

6. **Financial Resource Activities.**

A. Bonds and Loans. VIHA will explore the issuance of bonds or the availability of loans to provide the resources for VIHA to accelerate its redevelopment and modernization efforts.

B. Fund Identification. VIHA will continue to work with HUD, community organizations and private individuals to identify funds necessary to support VIHA's resident and property related programs and initiatives.

C. Non-profit Fund-raising and Development Entity. VIHA will investigate and begin the use of one or more non-profit entities designed to enhance VIHA's fund-raising and/or development initiatives.

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iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

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

Table of Contents

	<u>Page #</u>
Annual Plan	
i. Executive Summary	01
ii. Table of Contents	05
1. Housing Needs	09
2. Financial Resources	17
3. Policies on Eligibility, Selection and Admissions	19
4. Rent Determination Policies	27
5. Operations and Management Policies	31
6. Grievance Procedures	33
7. Capital Improvement Needs	34
8. Demolition and Disposition	36
9. Designation of Housing	46
10. Conversions of Public Housing	48
11. Homeownership	50
12. Community Service Programs	53
13. Crime and Safety	56
14. Pets.....	58
15. Civil Rights Certifications (included with PHA Plan Certifications).....	59
16. Audit	59
17. Asset Management	59
18. Other Information	60
A. Resident Advisory Board Recommendations.....	60
B. Description of Election Process for Residents on the PHA Board.....	62
C. Statement of Consistency with the Consolidated Plan.....	63
D. Definition of “Substantial Deviation” and Significant Amendment or Modifications”.....	64

Attachments

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

Required Attachments:	<u>Page #</u>
<input checked="" type="checkbox"/> Attachment A: Deconcentration Policy for Covered Developments Analysis..	67
<input checked="" type="checkbox"/> Attachment B: Resident Membership of the PHA Governing Board	70
<input checked="" type="checkbox"/> Attachment C: Resident Advisory Board Protocol	71
<input checked="" type="checkbox"/> Attachment D: Membership of the Resident Advisory Boards	74
<input checked="" type="checkbox"/> Attachment E: Implementation of Public Housing Resident Community Service Requirements	75

<input checked="" type="checkbox"/>	Attachment F: Resident Assessment and Satisfaction Survey Statement	77
<input checked="" type="checkbox"/>	Attachment G: Organizational Chart for VIHA	79
<input checked="" type="checkbox"/>	Attachment H: Housing Choice Homeownership Capacity Statement.....	81
<input checked="" type="checkbox"/>	Attachment I: Conversion of Public Housing/Voluntary Conversion Initial Assessments.....	83
<input checked="" type="checkbox"/>	Attachment J: Project-Based Voucher Program Statement	84
<input checked="" type="checkbox"/>	Attachment K: FY2006 Vacancy Reduction Plan Statement	85
<input checked="" type="checkbox"/>	Attachment L: Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)	87
<input checked="" type="checkbox"/>	Attachment M: FY 2006 Capital Fund Program Annual Statement	90

Optional Attachments:

<input checked="" type="checkbox"/>	Attachment N: FY 2005 - 2009 Capital Fund Program Five-Year Action Plan..	99
<input type="checkbox"/>	Public Housing Drug Elimination Program (PHDEP) Plan	
<input type="checkbox"/>	Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)	
<input checked="" type="checkbox"/>	Other (List below, providing each attachment name)	
<input checked="" type="checkbox"/>	Attachment O: FY2004 CFP Performance and Evaluation Report (Revision No. 6)	110
<input checked="" type="checkbox"/>	Attachment P: FY2004 RHF Performance and Evaluation Report.....	114
<input checked="" type="checkbox"/>	Attachment Q: FY2003 CFP Performance and Evaluation Report (Revision No. 5)	118
<input checked="" type="checkbox"/>	Attachment R: FY2003 CFP Supplemental Grant Performance and Evaluation Report (Revision No. 10)	123
<input checked="" type="checkbox"/>	Attachment S: FY2003 RHF Performance and Evaluation Report.....	128
<input checked="" type="checkbox"/>	Attachment T: FY2002 CFP Performance and Evaluation Report (Revision No. 18)	132
<input checked="" type="checkbox"/>	Attachment U: FY2002 RHF Performance and Evaluation Report.....	138
<input checked="" type="checkbox"/>	Attachment V: FY2000 RHF Performance and Evaluation Report.....	142

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Supporting Documents Available for Review

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions or HUD to implement any of the jurisdictions' or HUD's initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing: A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
N/A	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
X	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Public Housing Dwelling Lease	Annual Plan; Operations and Maintenance
X	Maintenance Charge Schedule	Annual Plan; Operations and Maintenance
X	Pet Addendum	Annual Plan; Operations and Maintenance
X	Flat Rent Schedule	Annual Plan; Operations and Maintenance
X	Voluntary Compliance Agreement	Annual Plan; Operations and Maintenance
X	Vacancy Reduction Plan	Annual Plan: Operations and Maintenance; Capital Improvement

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

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

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

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Affordability	Supply	Quality	Accessibility	Size	Location
Income <= 30% of AMI	6,382	5	5	5	5	5	5
Income >30% but <=50% of AMI	3,516	4	4	4	4	4	4
Income >50% but <80% of AMI	3,290	3	3	3	3	3	3
Elderly	11,815	3	3	3	3	3	3
Families with Disabilities	11,371	3	3	3	3	3	3
Race/Ethnicity-Black	82,750	2	2	2	2	2	2
Race/Ethnicity-White	14,218	1	1	1	1	1	1
Race/Ethnicity-Hispanic	15,196	2	2	2	2	2	2

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

- Consolidated Plan of the Jurisdiction/s
Indicate year: 2002-2006
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
2000 Census of Population and Housing for the U.S. Virgin Islands
(Issued 6/2003)

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

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

Housing Needs of Families on the Waiting List (as of July 7, 2005)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction: St. Thomas			
	# of families	% of total families	Annual Turnover
Waiting list total	489		250
Extremely low income <=30% AMI	425	86.91%	
Very low income (>30% but <=50% AMI)	49	10.02%	
Low income (>50% but <80% AMI)	8%	3.07%	
Families with children	322	65.85%	
Elderly families	20	4.09%	
Families with Disabilities	25	5.1%	
Race/ethnicity - white	2	0.41%	
Race/ethnicity - black	484	98.98%	
Race/ethnicity – Indian	2	0.41%	
Race/ethnicity – Asian	1	0.20%	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	167	34.15%	54
2 BR	147	30.06%	132
3 BR	143	29.24%	59
4 BR	31	6.34%	2
5 BR	1	0.20%	0
5+ BR	0	0.00%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List (as of July 7, 2005)			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input checked="" type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction: St. Croix			
	# of families	% of total families	Annual Turnover
Waiting list total	329		
Extremely low income (<=30% AMI)	311	94.53%	
Very low income (>30% but <=50% AMI)	16	4.86%	
Low income (>50% but <80% AMI)	2	0.61%	
Families with children	156	47.42%	
Elderly families	2	0.60%	
Families with Disabilities	17	5.17%	
Race/ethnicity – White	7	2.13%	
Race/ethnicity – Black	321	97.57%	
Race/ethnicity – Asian	1	0.30%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR + (0 BR-STX)	173	52.58%	
2 BR	96	29.18%	
3 BR	41	12.46%	
4 BR	16	4.86%	
5 BR	3	0.91%	
5+ BR	0	0.00%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List
(as of July 15, 2005)

Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1063		60
Extremely low income <=30% AMI	1024	96.33%	
Very low income (>30% but <=50% AMI)	33	3.10%	
Low income (>50% but <80% AMI)	6	0.56%	
Families with children	887	83.44%	
Elderly families	96	9.03%	
Families with Disabilities	12	1.13%	
Race/ethnicity-White	6	0.56%	
Race/ethnicity-Black	1053	99.06%	
Race/ethnicity-Indian	2	0.19%	
Race/ethnicity-Asian	2	0.19%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)? N/A			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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

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

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships (Public Housing Only)
- Adopt rent policies to support and encourage work (Public Housing Only)
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

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 (Public Housing Only)
- Adopt rent policies to support and encourage work (*Public Housing Only*)
- Other: (list below):
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other:
 - Apply for Section 202 Program
 - Employ admission preferences for the elderly to those existing units, newly developed units, and/or mixed-income mixed –finance units designed, designated or best suited for the elderly.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other:
 - To the extent financially and architecturally feasible, take into consideration mobility, hearing and visual disabilities when renovating and modernizing ground floor public housing assisted apartments.

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

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

Select if applicable

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

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units. Such assistance will be rendered primarily through print materials and the participant's Briefing Packet.
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)
 - Encourage greater networking with, use of, and participation of families in economic, social and/or life-style self-sufficiency and independence programs (including , but not limited to, VIHA's Economic Independence Programs) designed to increase each family's self-sufficiency.

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)

- VIHA is currently under HUD Receivership and is working under a Recovery Plan to return VIHA to a standard performer status. Some of the strategies referenced above are elements of the Recovery Plan.

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2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)	\$33,161,589	Affordable Housing
a) Public Housing Operating Fund-FY 2006	\$17,737,549	Affordable Housing
b) Public Housing Capital Fund – FY 2006	\$ 4,580,480	Affordable Housing
c) HOPE VI Revitalization	\$ 0	
d) HOPE VI Demolition	\$ 1,704,000	Affordable Housing
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$ 8,578,173	Housing Choice
f) Resident Opportunity and Self-Sufficiency Grants	\$ 0	
g) Community Development Block Grant	\$ 0	
h) HOME	\$ 0	
Other Federal Grants (list below)		
a) Section 8 – SRO Program	\$ 65,880	Housing Choice - Rehabilitation Program
b) Section 8 – Project Based Program (Croixville)	\$ 495,507	Housing Choice Voucher – Project Based Assistance
2. Prior Year Federal Grants (un-obligated funds only) (list below)	\$20,403,074	
a) U.S. Department of Justice – 2004 Grant	\$ 15,000	Affordable Housing/ Supportive Services
b) Capital Fund 2004 Grant	\$ 2,045,875	Affordable Housing/Other
c) Capital Fund 2003 Grant	\$ 59,360	Affordable Housing/Other
d) Capital Fund 2003 – Supplemental Grant	\$ 1,000,780	Affordable Housing/Other
e) Capital Fund 2002 Grant	\$ 400,000	Affordable Housing/Other
f) HOPE VI Demolition – Estate Donoe	\$ 259,337	Affordable Housing/Other
g) Community Development Block Grant - 2003	\$ 128,980	Affordable Housing/Other
h) Community Development Block Grant – 2002	\$ 310,100	Affordable Housing/ Supportive Services
i) Community Development Block Grant – 2001	\$ 60,000	Affordable Housing/ Supportive Services
j) Weed and Seed Grant – 2003	\$ 10,000	Affordable Housing/ Supportive Services

Financial Resources: Planned Sources and Uses		
k) Weed and Seed Grant – 2002	\$ 15,553	Affordable Housing/ Supportive Services
l) Community Development Block Grant– Site Renovation for GED Classes	\$ 90,100	Affordable Housing/ Supportive Services
m) Community Development Block Grant – Hurricane Georges Funds	\$ 4,388	Affordable Housing/ Supportive Services
n) RHF Grant-2000	\$ 38,182	Affordable Housing/Other
o) RHF Grant-2002	\$ 503,773	Affordable Housing/Other
p) RHF Grant-2003	\$ 1,625,675	Affordable Housing/Other
q) RHF Grant-2004	\$ 2,263,159	Affordable Housing/Other
r) RHF Grant-2005	\$ 230,992	Affordable Housing/Other
s) Development Grant	\$11,341,820	Affordable Housing/Other
3. Public Housing Dwelling Rental Income		
	\$ 5,201,483	
4. Other income (list below)		
a) Government of the Virgin Islands – Department of Education Grant	\$ 28,365	Affordable Housing/ Supportive Services
b) Marion Mathes Insurance & Associates	\$ 11,055	Affordable Housing/Other
c) Non-Dwelling Rental Income	\$ 17,400	Affordable Housing
d) Interest on investments	\$ 58,700	Other
e) Other / Late charges / Fees		Affordable Housing
5. Non-federal sources (list below)		
Total resources	\$58,881,666	

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3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

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

(1) Eligibility

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

- When families are within a certain number of being offered a unit: (state number) 10 – 20 families depending on the number of units forecasted
- When families are within a certain time of being offered a unit: (state time)
- 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
- Rental history
- Housekeeping
- Other (describe)
 - Review of an applicant's credit history
 - Ability of the applicant family to have utilities turned on in the family's name for some of VIHA's apartments, so that utilities will be furnished to the apartment upon rental.

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 (St. Thomas and St. Croix)
- 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)
 - Central Office – St. Thomas/St. John District
 - Central Office – St. Croix District

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? 2

2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists? 2

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists? All that are available.

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)
 - Central Office – St. Thomas/St. John District
 - Central Office – St. Croix District

(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
- Overhoused
- Underhoused
- Medical justification
- Administrative reasons determined by the PHA (e.g., to permit modernization work)
- Resident choice: (state circumstances below)
- Other: (list below)
 - Such other transfer needs as the HUD Receiver may authorize in any Annual Transfer Plan.

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

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

Other preferences: (select below)

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

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

- Date and Time

Former Federal preferences:

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

Other preferences (select all that apply)

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

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families is expected to ensure that the PHA will meet income targeting requirements. Should the pool of applicant families prove insufficient to meet the income targeting requirements, VIHA may apply the preferences within income tiers.

(5) Occupancy

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

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list):
 - VIHA Accessibility Policy
 - VIHA Pet Addendum

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: Current VIHA communities that are selected by VIHA based on a number of criteria including the financial, ascetic, and marketability conditions of the community. The site based waiting lists will also apply to any newly acquired or developed community.
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below: See Attachment A
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- Other (list policies and developments targeted below)
More emphasis will be placed on encouraging residents to utilize VIHA's programs designed to increase economic, social and/or life-style independence. VIHA will also take steps to encourage higher income residents to join VIHA's Homeownership Program when it is fully implemented.

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:

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

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

B. Section 8

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

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

(1) Eligibility

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

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

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

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

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

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

- Criminal or drug-related activity
 Other (describe below):
 Name, address and telephone number of the applicant's previous landlord.

(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 voucher program
 Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

(select all that apply)

- PHA main administrative office - St. Croix District
- Other (list below)
 - St. Thomas, VIHA Central Office Annex
 - Oswald Harris Court Community

(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:

A family may submit a written request for an extension of the voucher time period outlining the reason for the extension. VIHA will review the request and determine, in its discretion, whether the request should be granted. Extensions are granted for extenuating circumstances to include hospitalization, family emergencies, and inability to locate larger size units or disability accessibility.

(4) Admissions Preferences

a. Income targeting

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

b. Preferences

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

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

The PHA contemplates revising its Section 8 Administrative Plan. It is the intention of the PHA to begin phasing in a “working family” preference and fully implement an income targeting ranking preference sometime during the PHA plan year.

Former Federal preferences

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

Other preferences (select all that apply)

- (1) Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs

- (2) Households that contribute to meeting income goals (broad range of incomes)
- (2) Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below)
 - (2) Date and Time

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

Former Federal preferences

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

Other preferences (select all that apply)

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

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one): N/A

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families is expected to ensure that the PHA will meet income targeting requirements. Should the pool of applicant families prove

insufficient to meet the income targeting requirements, VIHA may apply the preferences within income tiers.

(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)

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

- Through published notices
- Other (list below):
 - Posting of appropriate announcements or notices at VIHA's St. Thomas and St. Croix administrative offices.

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

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

(1) Income Based Rent Policies

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

a. Use of discretionary policies: (select one)

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

---or---

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

b. Minimum Rent

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

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

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

3. If yes to question 2, list these policies below:

A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent. The procedures are described in greater detail in Section X(D) of VIHA's Admissions and Continued Occupancy Policy (rev. 12/31/04).

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

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

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

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

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

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

- For household heads
- For other family members
- For transportation expenses
- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below)

e. Ceiling rents

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

- Yes for all developments

- Yes but only for some developments
- No

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

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

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

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

f. Rent re-determinations:

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

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)
 - Anytime a family experiences a new source of income
 - Anytime a family experiences an income decrease
 - Anytime a family experiences a change in family composition
 - Anytime a family receives a letter from HUD indicating some discrepancy between the income reported to VIHA and the family income reported to other territory or federal agencies

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(Note: this option will only be available to certain categories of residents based on VIHA's Economic Self-sufficiency or Independence Program and/or VIHA's Homeownership program criteria.)

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

B. Section 8 Tenant-Based Assistance

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

(1) Payment Standards

Describe the voucher payment standards and policies.

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

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

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

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

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

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

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

- Annually
- Other (list below)

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

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
 - Adequacy of rental housing units on St. Thomas, St. Croix and St. John

(2) Minimum Rent

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

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

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

A family having a documented hardship paying the minimum rent may be excused from paying the minimum rent as long as the hardship exists. After the hardship is over, the family will have to pay the delinquent rent. The procedures are described in greater detail on pages 83-87 of VIHA's Housing Choice Voucher Administrative Plan (rev. 07/05).

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached. (See Attachment G).
- A brief description of the management structure and organization of the PHA follows:
The Virgin Islands Housing Authority is a public housing corporation that operates under the provisions of the U. S. Housing Act of 1937 and the Virgin Islands Code. The Housing Authority is currently under the receivership of the United States Department of Housing Urban Development (HUD). The powers, rights, privileges, functions and duties of the Authority shall continue to be vested in HUD. Presently, the HUD Receiver serves as the Executive Director and Board of Commissioners as a result of the HUD Takeover.

When a new Executive Director is hired and the presence of a HUD Receiver is no longer needed, the responsibilities of the Board of Commissioners will formulate policies, procedures and provide general oversight of VIHA. An Executive Director would then be responsible for managing the day-to-day operations of VIHA. A number of departments and a litany of professionals are engaged by the Housing Authority to assist the HUD Receiver (and later, the Executive Director) in consistently meeting VIHA's short and long-term goals. A summary organizational chart is attached as Attachment G.

B. HUD Programs Under PHA Management

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

Program Name	Units or <u>Families Served</u> at Year <u>Beginning 2006</u>	Expected Turnover
Public Housing	3077	461
Section 8 Vouchers	1169	60
Section 8 Certificates	0	NA
Section 8 Mod Rehab	17	2
Special Purpose Section 8 Certificates/ Vouchers (list individually)	NA	NA
Public Housing Drug Elimination Program (PHDEP)	NA	NA
Other Federal Programs (list individually) *Project Based Voucher Program	80	36

C. Management and Maintenance Policies

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

(1) Public Housing Maintenance and Management:

Management

- Recovery Plan between HUD and VIHA
- Admission & Continued Occupancy Policy (ACOP);
- Comprehensive Admission & Continued Occupancy Supplemental Policy;
- Reasonable Accommodation Policy and Procedures;
- Personnel Policy;
- Standard Operating Policies (SOP);
- Public Housing Dwelling Lease;
- Pet Policy;
- Economic and Life-style Self-sufficiency Programs; and
- Procurement Policy

Maintenance

- Routine and Preventive Maintenance Schedules;
- Maintenance Charges Schedule;
- Lawn Maintenance Contract;
- Pest Control Contract (including control of cock roach infestation; and
- Maintenance Policy

(2) Section 8 Management:

- Section 8 Housing Program Administrative Plan;
- Moderate Rehabilitation Administrative Plan (Single Room Occupancy Program);
- Single Room Occupancy Administrative Plan
- Family Self-Sufficiency Program
- MD Strum Management Recommendations and Action Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

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

A. Public Housing

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

If yes, list additions to federal requirements below: N/A

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 office – George Simmons Terrace
- Other (list below):
 - St. Croix District Office

B. Section 8 Tenant-Based Assistance

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

If yes, list additions to federal requirements below: N/A

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)
 - St. Croix District Office
 - Oswald Harris Court Annex (St. Thomas)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

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

A. Capital Fund Activities

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

(1) Capital Fund Program Annual Statement

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

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment M (see page 90).

-or-

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

(2) Optional 5-Year Action Plan

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

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

b. If yes to question a, select one:

- The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment N (see page 99).

-or-

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

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

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

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

1. Development name:

2. Development (project) number:

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

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

- Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below: Ralph deChabert Place;

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

If yes, list developments or activities below:

- VIHA intends to begin pursuing financing so that it can purchase one or more public housing developments, mixed-income mixed-finance developments, affordable or market units within an existing market or subsidized development, or homeownership units during the next plan year. As yet, no particular property has been identified.

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

If yes, list developments or activities below:

- VIHA intends to pursue financing so that it can purchase one or more public housing developments, mixed-income mixed-finance developments, affordable or market units within an existing market or subsidized development, or homeownership units during the next plan year. In addition, VIHA intends to pursue financing to supplement the replacement of a portion of public housing units in its current communities lost to demolition or disposition activities, including, but not limited to, the redevelopment of Estate Hoffman-Nullyberg.

- VIHA intends to lease up the 436 HOPE VI Replacement Vouchers it received related to the demolition activities at several developments.
- VIHA may use Housing Choice Vouchers to modernize and project-base some and/or all of the units at Estate Tutu Apartments, St. Thomas, U.S.V.I., and/or Ralph deChabert Place, St. Croix, U.S.V.I.

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

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

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

2. Activity Description

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

Demolition/Disposition Activity Description	
1a. Development name: Oswald Harris Court	
1b. Development (project) number: VQ001005	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>05/01/05</u>	
5. Number of units affected: No units. Land strip for highway widening.	
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: January 2005 b. Projected end date of activity: December 2006	

Demolition/Disposition Activity Description	
1a. Development name: Ralph deChabert Place	
1b. Development (project) number: VQ001006	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: <u>(05/01/05)</u>	
5. Number of units affected: 175	
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: January 2005	
b. Projected end date of activity: December 2008	

Demolition/Disposition Activity Description	
1a. Development name: Michael J. Kirwan Terrace	
1b. Development (project) number: VQ001007	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: <u>(13/12/04)</u>	
5. Number of units affected: 12	
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: February 2006	
b. Projected end date of activity: December 2006	

Demolition/Disposition Activity Description	
1a. Development name: Lucinda Millin Homes	
1b. Development (project) number: VQ001011	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: <u>(12/08/04)</u>	
5. Number of units affected: No units. Parcel #8B1 land strip for highway widening.	
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: August 2004	
b. Projected end date of activity: December 2006	

Demolition/Disposition Activity Description	
1a. Development name: Lucinda Millin Homes	
1b. Development (project) number: VQ001011	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: <u>(14/12/04)</u>	
5. Number of units affected: No units. Land Parcel 1-A-1.	
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: December 2004	
b. Projected end date of activity: December, 2006	

Demolition/Disposition Activity Description	
1a. Development name:	Lucinda Millin Homes
1b. Development (project) number:	VQ001011
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission:	<u>(06/07/05)</u>
5. Number of units affected:	No units. Land Parcel 1-A.
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: September 2004 b. Projected end date of activity: December, 2006

Demolition/Disposition Activity Description	
1a. Development name:	Wilhelm "Willie" George
1b. Development (project) number:	VQ001013
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission:	<u>(30/01/05)</u>
5. Number of units affected:	No units affected. Community Center only.
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: January 2005 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description	
1a. Development name: Estate Mon Bijou 1b. Development (project) number: VQ001014	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: (15/12/04)	
5. Number of units affected: 3	
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: December 2004 b. Projected end date of activity: September 2007	

Demolition/Disposition Activity Description	
1a. Development name: Estate Mon Bijou 1b. Development (project) number: VQ001014	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: (15/12/04)	
5. Number of units affected: No units. Community Center only.	
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: December 2004 b. Projected end date of activity: September 2007	

Demolition/Disposition Activity Description	
1a. Development name: Estate Williams Delight	
1b. Development (project) number: VQ001015	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input checked="" type="checkbox"/>	
Submitted, pending approval <input checked="" type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(05/01/05)</u>	
5. Number of units affected: 3 (2 units approved (5/12/05), 1 awaiting approval)	
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: December, 2005	
b. Projected end date of activity: December 2006	

Demolition/Disposition Activity Description	
1a. Development name: Tutu Hi-Rise	
1b. Development (project) number: VQ001016	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input 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: <u>(28/02/06)</u>	
5. Number of units affected: 72 units.	
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: January 2006	
b. Projected end date of activity: December 2007	

Demolition/Disposition Activity Description	
1a. Development name: Estate Donoe Site	
1b. Development (project) number: VQ001017	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted , or planned for submission: <u>(22/09/04)</u>	
5. Number of units affected: No units affected.	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: February 2006 b. Projected end date of activity: December 2006	

Demolition/Disposition Activity Description	
1a. Development name: Louis E. Brown	
1b. Development (project) number: VQ001018	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved , submitted, or planned for submission: <u>(04/08/04)</u>	
5. Number of units affected: 244	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: November 2004 b. Projected end date of activity: November 2006	

Demolition/Disposition Activity Description
1a. Development name: Louis E. Brown 1b. Development (project) number: VQ001023
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved , submitted, or planned for submission: <u>(17/05/99)</u>
5. Number of units affected: 48 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: December 2005 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description
1a. Development name: Estate Anna's Retreat 1b. Development (project) number: VQ001025
2. Activity type: Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission: <u>(04/11/04)</u>
5. Number of units affected: No units. Community Center only. 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: November 2004 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description	
1a. Development name:	Warren E. Brown Site
1b. Development (project) number:	VQ001026/VQ001027/VQ001028
2. Activity type:	Demolition <input type="checkbox"/> Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted , or planned for submission:	<u>(05/01/05)</u>
5. Number of units affected:	No units. Land only.
6. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development
7. Timeline for activity:	a. Actual or projected start date of activity: January 2005 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description	
1a. Development name:	Pollyberg Gardens
1b. Development (project) number:	VQ001031
2. Activity type:	Demolition <input 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:	<u>(30/03/06)</u>
5. Number of units affected:	No units. ¼ acre parcel of land adjacent to Unit #2-27
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: February 2006 b. Projected end date of activity: December 2006

Demolition/Disposition Activity Description
1a. Development name: Pollyberg Gardens 1b. Development (project) number: VQ001031
2. Activity type: Demolition <input 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: <u>(05/01/05)</u>
5. Number of units affected: Community Center
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: October, 2005 b. Projected end date of activity: December, 2006

Demolition/Disposition Activity Description
1a. Development name: George Simmons Terrace 1b. Development (project) number: VQ001034
2. Activity type: Demolition <input 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: <u>(31/01/06)</u>
5. Number of units affected: No units. Community Center only.
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: October 2005 b. Projected end date of activity: December 2006

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

[24 CFR Part 903.7 9 (i)]

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

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

2. Activity Description

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

Designation of Public Housing Activity Description	
1a. Development name: Oswald Harris Court	
1b. Development (project) number: VQ001005	
2. Designation type:	
Occupancy by only the elderly <input type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA’s Designation Plan <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <u>(30/06/06)</u>	
5. If approved, will this designation constitute a (select one)	
<input checked="" type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously-approved Designation Plan?	
6. Number of units affected: 16	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

Designation of Public Housing Activity Description	
1a. Development name:	Lucinda Millin Homes for the Elderly
1b. Development (project) number:	VQ001011
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(30/06/06)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	85
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Wilford Petro Homes for the Elderly (f/k/a Whim Gardens for the Elderly)
1b. Development (project) number:	VQ001021
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>(30/06/06)</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	98
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description	
1a. Development name:	Joseph E. James Terrace
1b. Development (project) number:	VQ001033
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	<u>30/06/06</u>
5. If approved, will this designation constitute a (select one)	<input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:	34
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

2. Activity Description

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

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: (DD/MM/YYYY)) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

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

Required Attachment regarding *Conversion of Public Housing/Voluntary Conversion Initial Assessments* is annexed as Attachment I (see page 83).

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

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

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

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

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

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Williams Delight Villas
1b. Development (project) number:	VQ001015
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) – (Approved on September 8, 1995) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved 5(h) Plan; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	(Approved 5(h) Plan - 08/09/1995) (Planned Section 32 Application - 30/9/2006)
5. Number of units affected:	5(h) Plan approval included 300 units. Since the 5(h) approval 14 units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining 286 units.
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Pollyberg Gardens
1b. Development (project) number:	VQ001031
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) – (Approved on March 11, 1997) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved 5(h) Plan; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	(Approved 5(h) Plan - 11/03/1997) (Planned Section 32 Application - 30/09/2006)
5. Number of units affected: 5(h) Plan approval included 30 units. Since the 5(h) approval 19 units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining 11 units.	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Estate Anna's Retreat Heights
1b. Development (project) number:	VQ001032
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) – (Approved on February 25, 1993) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved 5(h) Plan; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	(Approved 5(h) Plan - 25/02/1993) (Planned Section 32 Application - 30/09/2006)
5. Number of units affected: 5(h) Plan approval included 53 units. Since the 5(h) approval 52 units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining 1 unit.	
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	George Simmons Terrace
1b. Development (project) number:	VQ001034
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) – (Approved November 3, 1997) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input checked="" type="checkbox"/> Approved 5(h) Plan; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application for Section 32
4. Date Homeownership Plan/Program approved, (5H) submitted, or planned (Section 32) for submission:	(Approved 5(h) Plan - 03/11/1997) (Planned Section 32 Application – 30/09/2006)
5. Number of units affected:	5(h) Plan approval included 25 units. Since the 5(h) approval 13 units have been sold according to the 5(h) Plan. The planned Section 32 Application will include the remaining 12 units.
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name:	Unknown – (Note: VIHA plans to pursue the purchase, or assist in the purchasing of homeownership units during the plan year. Presently, no particular units have been identified and therefore, no development name has yet been given)
1b. Development (project) number:	N/A
2. Federal Program authority:	<input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input checked="" type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one)	<input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission:	<u>15/12/2006</u>
5. Number of units affected:	≤15
6. Coverage of action: (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description: The Housing Choice Homeownership Program assists qualified participants purchase a home using the participant’s savings resources and in some cases additional matching financial resources to purchase a home. In addition, the Housing Choice Voucher may be used to assist in the servicing of a mortgage for qualified participants.

a. Size of Program

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

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

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

b. PHA-established eligibility criteria

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

In addition to HUD’s criteria, the VIHA will require that all families must be successful participants of the Housing Choice Voucher Program for at least one year. The attached capacity statement outlines VIHA’s other program criteria and outlines how VIHA plans to ensure a successful Section 8 Homeownership Program (see Exhibit G).

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? November 12, 2003

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

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe):
 - The Department of Labor provides literacy testing and life skills training for YouthBuild participants and unemployed residents. The Department of Human Services provides job readiness training for our welfare residents and shares the list of those residents who are involved in their welfare-to-work training programs.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

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

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)
 - Family Self-Sufficiency Policies
 - Economic and Self-Sufficiency Policies
 - Procurement Policy (particularly as related to Section 3 opportunities)

b. Economic and Social self-sufficiency programs

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

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/ specific criteria/ other)	Access (development office/ PHA main office/other provider name)	Eligibility (public housing or section 8 participants or both)
Computer literacy/ Job Readiness (Description: computer skills, business skill development)	72	Adults/children; Voluntary - by registration	Community centers and converted units	Public Housing and Housing Choice
GED (Description: General Equivalency Diploma, adult literacy)	68	Adults/youth; Voluntary - by registration	Community centers and converted units	Public Housing and Housing Choice
Business Education (Description: job readiness, business skill development)	10	Adults; Voluntary – by registration	Community centers and converted units	Public Housing and Housing Choice
YouthBuild-U.S. Virgin Islands (Description: GED and construction trades skills)	30	Youth (16-24 years); Voluntary – by registration	Community center, Management Office; and training center	Public Housing and Housing Choice
After-school Tutorial (Description: tutoring program and basic skills reinforcement)	131	Children (5-14 years); Voluntary – by registration	Community Centers	Public Housing
Youth Steel Orchestra (Description: Musical education and performance program for children and youth)	38	Children (6-14 years), Youth (15-18 years); Voluntary - by registration	Community Centers	Public Housing
Summer Day Camp (Description: Day camp for children)	121	Children (5-14 years); Voluntary – by registration	Community Centers	Public Housing
Scuba Diving (Description: scuba diving skills)	23	Children (7-14 years), Youth (15-19 years); Voluntary – by registration	Bolongo Bay, St. Thomas	Public Housing and Weed and Seed target area

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 15/07/2005)
Public Housing	0	0
Section 8	24	24

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

[REST OF PAGE INTENTIONALLY LEFT BLANK]

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S.

Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

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

See *Implementation of Public Housing Resident Community Service Requirements* appended as Attachment E.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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

St. Thomas

Oswald E. Harris Court
Michael J. Kirwan Terrace
Estate Tutu Apartments
Estate Bovoni Apartments

St. Croix

Ludvig E. Harrigan Court
Ralph de Chabert Place
John F. Kennedy Terrace
Williams Delight Villas

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

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

- Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below):
 - Community Oriented Policing via Police Sub-stations in John F. Kennedy Terrace
 - Hot-line for the anonymous reporting of criminal activity
 - Tip Box for the anonymous reporting of criminal activity
 - Newsletter to residents highlighting some crime awareness and crime prevention techniques.
 - Surveillance cameras at one or more of VIHA’s communities

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

All of VIHA’s communities will be affected by these contemplated activities. The communities most affected include:

St. Thomas

Oswald E. Harris Court
Michael J. Kirwan Terrace
Estate Tutu Apartments
Estate Bovoni Apartments

St. Croix

Ludvig E. Harrigan Court
Ralph de Chabert Place
John F. Kennedy Terrace
Williams Delight Villas
Aureo Diaz Heights

C. Coordination between PHA and the police

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

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

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

All of VIHA's communities will be affected by these measures and activities. The communities most affected include:

St. Thomas
Oswald E. Harris Court
Michael J. Kirwan Terrace
Estate Tutu Apartments
Estate Bovoni Apartments

St. Croix
Ludvig E. Harrigan Court
Ralph de Chabert Place
John F. Kennedy Terrace
Williams Delight Villas
Aureo Diaz Heights

D. Additional information as required by PHDEP/PHDEP Plan

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

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

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

VIHA has met the requirements as stated in 24 C.F.R. Part 903.7(n). VIHA's Pet Policy is contained in its Comprehensive Admissions and Continued Occupancy Policy Supplement and is available as a supporting document to this FY2006 Annual Plan.

In general, the current Pet Policy allows all qualified residents and in particular, elderly and disabled residents, living in elderly communities or designated elderly areas who so desire to own a pet on VIHA property. VIHA defines a *pet* as a domesticated animal, such as a dog, cat, bird, rodent (including a rabbit), fish, or turtle, which is traditionally kept in the home for

pleasure rather than for commercial purposes. Common household pet does not include reptiles (except turtles). Title 19, Section 2615c of the V.I. Code specifically prohibits any occupant or resident in public housing from owning, breeding or housing any dangerous dog or pet, except seeing eye dogs, within such community. Owning a dangerous dog or pet (i.e. pit bull, rottweiler, snakes, etc.) is strictly prohibited and is a violation of section 12(w) of the Dwelling Lease. If a warm-blooded animal, the pet can not exceed 25 pounds in weight or 12 inches shoulder height at mature growth. All pets shall be licensed and wear a collar which displays an identification tag. Pets shall be neutered or spayed prior to being allowed on the premises.

A security deposit shall be required of all residents wishing to have a pet residing on the premises. Residents requiring the services or benefit of a seeing eye or hearing pet or other animal that is considered as auxiliary aid are exempted from paying the required \$50.00 pet deposit. The security deposit is to cover potential damage by the Pet and will be returned in part or in full depending on the cost of damages incurred as a direct result of Pet, as assessed by management at time resident vacates the premises.

15. Civil Rights Certifications (See attached)

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

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

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

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

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?

2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
 - Project Based Management activities and protocols
 - Project Based Maintenance activities and protocols
 - Project Based Budgeting and Accounting activities and protocols
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

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

Generally, the Resident Advisory Board (“RAB”) is extremely supportive of VIHA’s Restated Five-Year and Annual Plan activities and efforts. During the Resident Advisory Board meeting, comments related to the following:

- Goals to Promote Self-sufficiency. A RAB member asked for clarification of the Five-Year Plan goals to increase self-sufficiency by five (5) percent and increase enrollment in Self-sufficiency programs by ten (10) percent. The RAB member asked whether the goals could be increased or exceeded. VIHA noted that the goals stated in the Plans represented minimum targets and VIHA would try to exceed the goals. No changes in the Five-Year or Annual Plans were required as a result of the comments.
- Redevelopment Initiatives. A RAB member asked about the timetable to rebuild communities since several communities had been, or were in the process of being, demolished. VIHA noted that it was seeking to develop the demolished communities into mixed income communities, however, VIHA must identify additional funds to promote the redevelopment. VIHA will report on its redevelopment efforts each year during the Annual Plan approval process. No changes in the Five-Year or Annual Plans were required as a result of the comments.
- Demolition of Williams Delight Unit. A RAB member asked to clarify which Williams Delight unit was approved for demolition and why the demolition is necessary. VIHA identified the unit in question and noted that demolition was necessary as the unit had structural concerns that made it unsafe for resident to live in

it. No changes in the Five-Year or Annual Plans were required as a result of the comments.

- Demolition Schedule of Louis Brown. RAB members inquired about the Louis Brown demolition currently scheduled for conclusion by the end of FY2006. The RAB members requested clarification about the contemplated demolition activities and the redevelopment plans. VIHA noted that the demolition activity outlined in the Annual Plan only related to lead based paint and asbestos abatement and removal. VIHA would still need to identify additional funds in order to demolish the remaining structures and to redevelop the property once demolition is complete. No changes in the Five-Year or Annual Plans were required as a result of the comments.
- Sale of Housing Authority Lands. A RAB member requested whether a portion of land in a VIHA demolished community could be sold to individual residents for homeownership purposes. VIHA noted that it is looking into several models for homeownership and one of the preferred methods would be for VIHA to actually develop the homeownership units and then allow qualified residents and others to purchase the units. VIHA will report to the RAB periodically on its homeownership efforts. No changes in the Five-Year or Annual Plans were required as a result of the comment.
- GED Activities. A RAB member recommended that VIHA increase the number of families undergoing GED training, and expand the program to include SAT preparation. VIHA agreed with the comment and modified its Strategic Five-Year Goal No. 3 to include SAT training and review activities for college bound students, in addition to GED training.
- Resident Initiatives Target Goals. A RAB member recommended that the Resident Initiatives target goals under Strategic Five-Year Goal No. 3 should be increased given the needs in the communities. VIHA embraced the suggestion and increased the target number of families to be served by 100%.
- Community Capital Needs. Several RAB members made comments concerning the anticipated capital expenditures at several communities. The comments ranged from the need for tot lots, sanitary sewer upgrades at Williams Delight, landscaping to major repairs needed at Bovoni. VIHA noted that it was constantly looking at the capital needs of the properties and prioritizing those needs. This was necessary as the needs far exceed the current allocated funds. VIHA will keep the comments under consideration as it maps out its capital improvements. No changes in the Five-Year or Annual Plans were required as a result of the comments.
- Marketing. A RAB member noted that VIHA should be more creative in its marketing materials and thereby generate greater resident interest in VIHA programs. VIHA took the remark under advisement. No changes in the Five-Year or Annual Plans were required as a result of the comment.

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

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

- Other: (list below)
Through the consultation sessions with the Resident Advisory Board, VIHA considered and evaluated Resident Advisory Board members' comments and to the extent consistent with the direction of VIHA, incorporated those comments within the Restated Five-Year and/or Annual Plan during the planning preparation process.

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

The HUD Receiver serves as the VIHA's Board of Commissioners.

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

Note: VIHA's Board of Commissioners is the HUD Receiver, and therefore there is no resident representation on the Board of Commissioners.

3. Description of Resident Election Process

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

- Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other:
 Following the end of the HUD Receivership, residents to the VIHA Board will be appointed by Governor of the Virgin Islands or other appropriate government official.

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
 Any head of household receiving PHA assistance
 Any adult recipient of PHA assistance
 Any adult member of a resident or assisted family organization
 Other (list)
 Following the end of the HUD Receivership, any resident or participant appointed by Governor of the Virgin Islands or other appropriate government official.

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
 Representatives of all PHA resident and assisted family organizations
 Other (list)
 Following the end of the HUD Receivership, the Governor of the Virgin Islands or any other appropriate government official.

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: United States Virgin Islands
Consolidated Plan 2002 - 2006

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan:
 - VIHA intends to begin planning for the construction of affordable homes for low-income families at the Hoffman/Nullyberg site and other sites as VIHA may identify.
 - VIHA intends to begin seeking properties for the development and redevelopment of additional affordable housing resources in geographic areas close to employment, education, health, and other community services.
 - VIHA intends to implement an agency-wide redevelopment and revitalization strategy designed to reduce the number of vacant and abandoned apartments and increase the number or quality of affordable housing resources.
 - VIHA intends to begin the expansion of its homeownership programs and initiatives.
- Other: (list below)

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

- Implement a comprehensive community-based strategy (this strategic plan) to revitalize the U.S. Virgin Islands at the neighborhood level. Community residents to be more empowered to make changes in their neighborhoods. Solutions to be nurtured through providing residents with the opportunity and tools to implement change (see *Consolidated Plan*, Part VI(A)(1)(a)– page 121).
- Availability, Adequacy, Affordability and Accessibility of Housing: Restoring abandoned and blighted properties through the leveraging of government, private sector, and neighborhood resources to maximize cost-effective rehabilitation of housing units that are affordable to low and moderate-income persons and families and which incorporate design standards emphasizing physical accessibility and energy efficiency (see *Consolidated Plan*, Part VI(A)(2)(a) – page 122).

- Mobility Factors of Persons and Goods: Comprehensive maintenance and rehabilitation of public housing developments in order to continue choice and mobility for low and moderate-income groups (see *Consolidated Plan*, Part VI(A)(2)(f) – page 122).
- Proximity Relationships of Affordable Housing to Employment, Training, Education, Health Care and Necessary Community Services: In the development and promotion of additional affordable housing, efforts will be made to ensure locations are in relative proximity to other community services including employment, training, education, health care, etc. The removal of physical barriers and isolation of neighborhoods will be pursued (see *Consolidated Plan*, Part VI(A)(2)(g) – page 122).
- Homeownership Expansion: Development of new subdivisions of homeownership units on each island annually. Designed to yield a minimum of 300 new units within five (5) years (see *Consolidated Plan*, Part VI(A)(2)(l) – page 124).

D. Other Information Required by HUD

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

Consistent with HUD guidance, VIHA defines a substantial deviation/modification to its Five-Year and/or Annual PHA Plans as the following:

1. DEFINITION OF “SUBSTANTIAL DEVIATION” AND “SIGNIFICANT AMENDMENT OR MODIFICATIONS”

VIHA FY2005 - 2009 Five-Year Plan.

A “substantial deviation” or “significant amendment or modification” to VIHA’s FY2005 – 2009 Five-Year Plan or Restated Five-Year Plan (collectively referred to as the “Five-Year Plan”) is defined as any substantial change, modification, or amendment to the Five-Year Plan that materially and significantly modifies VIHA’s goals listed in Section B of the Five-Year Plan. A change in VIHA’s objectives or strategies in reaching those goals will not be considered a “substantial deviation” or “significant amendment or modification.” Other than for “substantial deviation” or “significant amendment or modifications,” as defined above, VIHA may make changes to its Five-Year Plan without the necessity of re-submitting the entire Five-Year Plan document, conducting a public hearing, or otherwise engaging in Five-Year Plan Resident Advisory Board consultation or other resident consultation.

VIHA FY2006 Annual Plan.

A “substantial deviation” or “significant amendment or modification” to VIHA’s FY2006 Annual Plan (“Annual Plan”) is defined as any substantial change, modification, or amendment to the Annual Plan that materially and significantly modifies VIHA’s goals listed in Section B of the Five-Year Plan or materially and significantly modifies the strategies outlined in the Annual Plan as described in the Executive Summary to the Annual Plan. Notwithstanding the foregoing, VIHA may, from time to time, make changes in the Annual Plan and any attachments thereto, in order to maximize the flexibility provided for in the regulations of the programs administered by VIHA and

included in the FY2006 Annual Plan and such changes shall not be considered a “substantial deviation” or a “significant amendment or modification.” Specifically, VIHA anticipates that it may need to make changes to its Physical Needs Assessment and/or Management Needs Assessment and/or Capital Fund plans and expenditures from time to time, (including, but not limited to, a change in use of replacement reserve funds under the Capital Fund) and such changes shall not be deemed to be a “substantial deviation or a “significant amendment or modification” to the FY2005 Annual Plan.

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Attachments

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

TABLE OF CONTENTS FOR ATTACHMENTS

<u>Attachment</u>	<u>Description</u>	<u>Page</u>
Attachment A	Deconcentration Policy for Covered Developments Analysis	67
Attachment B	Resident Membership of the PHA Governing Board	70
Attachment C	Resident Advisory Board Protocol	71
Attachment D	Membership on the Resident Advisory Boards	74
Attachment E	Implementation of Public Housing Resident Community Service Requirements	75
Attachment F	Resident Assessment and Satisfaction Survey Statement	77
Attachment G	Organizational Chart for VIHA	79
Attachment H	Housing Choice Homeownership Capacity Statement	81
Attachment I	Conversion of Public Housing / Voluntary Conversion Initial Assessments.....	83
Attachment J	Project-Based Voucher Program Statement.....	84
Attachment K	FY 2006 Vacancy Reduction Program Statement	85
Attachment L	VIHA Approved Operating Budget (FY2005).....	87
Attachment M	FY2006 Capital Fund Program Annual Statement	90
Attachment N	FY2005 – 2009 Capital Fund Program Five-Year Action Plan	99
Attachment O	FY2004 CFP Performance and Evaluation Report (Revision No. 6)...	110
Attachment P	FY2004 RHF Performance and Evaluation Report.....	114
Attachment Q	FY2003 CFP Performance and Evaluation Report (Revision No. 5)...	118
Attachment R	FY2003 CFP Supplemental Grant Performance and Evaluation Report (Rev. No. 10).....	123
Attachment S	FY2003 RHF Performance and Evaluation Report.....	128
Attachment T	FY2002 CFP Performance and Evaluation Report (Revision No. 18)..	132
Attachment U	FY2002 RHF Performance and Evaluation Report.....	138
Attachment V	FY2000 RHF Performance and Evaluation Report	142

PHA Plan Table Library

ATTACHMENT A

DECONCENTRATION POLICY FOR COVERED DEVELOPMENTS ANALYSIS

The Virgin Islands Housing Authority performed a review of all of its Family developments to determine if there are any that would be covered by the Deconcentration Rule. The Deconcentration Rule provides that the average income for all covered communities should fall between 85% and 115% of the Authority-wide average income (“Established Income Range” or “EIR”). VIHA performed the required analysis and found that the average annual income for all of VIHA’s covered communities on St. Thomas was \$15,970.20 per household. VIHA found that the average annual income for all of VIHA’s covered communities on St. Croix was \$8,692.51. This amount was only 54% of the St. Thomas average household income . This led to a combined authority-wide average income for all of the covered developments of \$12,981.87.

VIHA responds to the HUD required deconcentration questions as follows:

Component 3, (6) Deconcentration and Income Mixing

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

If yes, list these developments as follows:

The table below shows that five of the St. Thomas developments were outside the upper range of the EIR and ten (10) of the St. Croix covered communities (i.e., 10 communities), were outside of the lower range of the EIR.

Development No.	Development Name	Average Income (as of 7/7/05)	Family Communities Average Income	Percentage relative to EIR	Action Plan Required
St. Thomas					
VQ001007	Michael J. Kirwan Terrace	\$18,603.59	\$12,981.87	143.30%	Yes
VQ001016	Estate Tutu Apartments	\$19,114.97	\$12,981.87	147.24%	Yes
VQ001031	Pollyberg Gardens	\$23,665.27	\$12,981.87	182.29%	Yes
VQ001034	George Simmons Terrace	\$30,689.75	\$12,981.87	236.40%	Yes
VQ001044 (f/k/a VQ001035)	The Knolls at Contant	\$22,751.06	\$12,981.87	175.25%	Yes
St. Croix					
VQ001002	D. Hamilton Jackson Terrace	\$9,205.01	\$12,981.87	70.91%	Yes
VQ001003	Ludvig E. Harrigan Court	\$8,166.29	\$12,981.87	62.91%	Yes

Development No.	Development Name	Average Income (as of 7/7/05)	Family Communities Average Income	Percentage relative to EIR	Action Plan Required
St. Croix					
VQ001006	Ralph deChabert Place	\$8,797.31	\$12,981.87	67.77%	Yes
VQ001008	John F. Kennedy Terrace	\$8,103.64	\$12,981.87	62.42%	Yes
VQ001010	Addition to Marley Homes	\$9,066.09	\$12,981.87	69.84%	Yes
VQ001012	Aureo Diaz Heights	\$6,718.11	\$12,981.87	51.75%	Yes
VQ001020	Walter I. M. Hodge Pavilion	\$8,644.43	\$12,981.87	66.59%	Yes
VQ001022	Mount Pleasant	\$7,994.95	\$12,981.87	61.59%	Yes
VQ001024A	Nicasio Nico Apartments	\$9,003.05	\$12,981.87	69.35%	Yes
VQ001024B	Candido R. Guadalupe Terrace	\$8,342.15	\$12,981.87	64.26%	Yes

VIHA contemplates the following Action Plan for the communities outside of the EIR.

Generally, most of the communities that fall outside of the upper range of the EIR are still well within the income ranges of very-low income and low-income families. These communities have benefited from VIHA's Economic and Self-sufficiency programs and the more favorable economic climate on St. Thomas. Moreover, some of the families in these higher income communities are seeking to purchase homes and therefore have greater motivation to earn higher incomes. As part of the Action Plan, VIHA will seek to encourage more of the higher income families to enter VIHA's homeownership program (once it is fully established) and eventually move off of housing assistance. Moreover, VIHA will seek to encourage some lower income families to move into these higher income communities.

Most of the communities that fall outside the lower range of the EIR reflect the difference in the incomes and the economies of St. Croix and St. Thomas. The deconcentration analysis revealed that families in St. Croix have an average income that is approximately one half (1/2) that of the families on St. Thomas. Part of this difference is due to the weaker economy and economic forces on St. Croix and the more vibrant economy of St. Thomas. HUD recognized this difference in the program income limits when it established the 2005 income limits for St. Croix an average of 22% lower than the income limits for St. Thomas. VIHA intends to use a number of measures in its efforts to raise the average family incomes in these communities including:

- Exploring the provision of incentives designed to encourage families with higher incomes to accept units in developments with average incomes below the EIR
- Targeting some capital improvements toward developments with an average income below the EIR.
- Establishing and implementing income ranging and working family preferences;
- Skipping families on the waiting list in order to further the goals of VIHA's deconcentration efforts.

Looking at the individual communities, VIHA offers the following explanation and listing of its Action Plan activities:

Deconcentration Policy for Covered Developments			
Development Name	No. of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
St. Thomas			
Michael J. Kirwan Terrace	138	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Above
Estate Tutu Apartments	376	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Pollyberg Gardens	11	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
George Simmons Terrace	8	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
The Knolls at Contant	96	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
St. Croix			
D. Hamilton Jackson Terrace	110	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	24 <i>C.F.R.</i> §903.2(c)(1)(v)(A) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(C) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(D) 24 <i>C.F.R.</i> §903.2(c)(1)(v)(E) Also See Above
Ludvig E. Harrigan Court	70	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Ralph deChabert Place	264	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
John F. Kennedy Terrace	200	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Addition to Marley Homes	60	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Aureo Diaz Heights	100	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Walter I. M. Hodge Pavilion	250	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Mount Pleasant	44	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Nicasio Nico Apartments	60	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	
Candido R. Guadalupe Terrace	90	24 <i>C.F.R.</i> §903.2(c)(1)(iv)(B) 24 <i>C.F.R.</i> §903.2(c)(1)(iv)(D)	

ATTACHMENT B

RESIDENT MEMBERSHIP OF THE PHA GOVERNING BOARD

The Virgin Islands Housing Authority's governing board is currently the HUD Receiver who serves as the VIHA Board of Commissioners while VIHA is under receivership. Following the termination of the receivership, it is anticipated that at least one resident will serve on VIHA's then Board of Commissioners. It is anticipated that the resident member will be appointed by the Governor of the Virgin Islands or other appropriate governmental official for such a length of term as may be authorized in the Bylaws of the Virgin Islands Housing Authority.

ATTACHMENT C

RESIDENT ADVISORY BOARD PROTOCOL

The following constitutes the protocol for the selection and membership on The Virgin Islands Housing Authority's Resident Advisory Board.

Protocol for Resident Advisory Board **(as of July 27, 2005)**

The Virgin Islands Housing Authority ("VIHA") desires to consult with public housing residents, and Housing Choice participants during the preparation of VIHA's Annual Plan, Five-Year Plan, and other selected strategic, leasing or occupancy initiatives. As the planning needs of VIHA are sometimes fluid and may be technical in nature, VIHA desires to obtain public housing resident and Housing Choice participant consultation that is focused, timely and representative of viewpoints of VIHA's overall resident population. The following provides a background overview of the Resident Advisory Board VIHA will use to ensure resident and participant participation in the consultation process.

A. Role of the Resident Advisory Board.

The role of the resident advisory boards is to participate in the planning process and to assist VIHA by making recommendations on the proposed Five-Year Plan, Annual Plan, and such other major strategies as VIHA may bring before the advisory board. The participation and assistance of the Resident Advisory Board is **advisory** and accomplished through regular scheduled consultation meetings with VIHA. VIHA will consider all recommendation(s) made by the Resident Advisory Board for changes to the Plans or other major strategies and will adopt such recommendations, as VIHA, in its sole discretion, deems appropriate. VIHA will not adopt any recommendations made by the Resident Advisory Board which VIHA believes, in its sole discretion, do not reflect: (i) the best business practice(s); (ii) the current or contemplated strategic direction of VIHA; (iii) consistency with VIHA's Five-Year or Annual Plan; (iv) VIHA's operations, aspirations, intentions or factors affecting VIHA's operations, aspirations, intentions or goals; (v) VIHA's Recovery Plan; or (vi) compliance with all applicable laws, regulations, rules, ordinances or requirements.

B. Composition of the QHWRA Resident Advisory Board.

VIHA will have one official resident advisory board, the Resident Advisory Board ("RAB"). The advisory board has an appointed membership as indicated below:

1. VIHA's Resident Advisory Board Membership.

The VIHA's Resident Advisory Board ("RAB") consists of six (6) residents of VIHA's Affordable Housing Program and two (2) participants of VIHA's Housing Choice Program, all of whom are: (i) nominated to serve on the RAB; (ii) appointed by the HUD Receiver or Executive Director to serve on the RAB in accordance with this *Protocol for Resident Advisory Board* ("Protocol"); (iii) in agreement to serve on the RAB; (iv) in lease compliance and not subject to any dispossessionary actions; and (v) not otherwise removed before the expiration

of his or her term in accordance with the Protocol. The resident/participant members of the RAB are selected from the following categories of residents and participants who adequately reflect and represent the overall resident/participant population assisted by VIHA.

Category	Description of Resident/Participant Category	Number of Representatives
A.	Residents living in one of the affordable housing communities located on St. Thomas	3
B.	Residents living in one of the affordable housing communities located on St. Croix	3
C.	Participant of the Housing Choice Program living on St. Thomas	1
D.	Participant of the Housing Choice Program living on St. Croix	1
Total RAB Representatives		8

To the extent practicable, at least one of the affordable housing residents selected for RAB membership should be elderly or disabled. In addition, at least one of the affordable housing residents selected for RAB membership should be a family working either part-time or full time.

2. Nominations Process for RAB.

Following the appointment of the initial RAB (see Section B(3) below), VIHA will accept nominations for membership to the VIHA’s RAB through means of a formal nomination process. VIHA will inform residents of the nomination process and how and when nominations can be made to VIHA. Nominations may also be solicited from VIHA’s Board of Commissioners, members of public and members of VIHA’s staff. All residents nominated will be checked for lease compliance at the time of the nomination and at the time of actual appointment to the RAB. Generally, the nominations process will include the following:

- General announcement to VIHA residents that VIHA is accepting nominations for positions on the RAB
- Brief description of the responsibilities of RAB members;
- Time frame for submission of the nominations;
- Review of nominations and checking for lease compliance;
- Selection of appropriate members for RAB (see Paragraph 3 below);
- Letters sent to all nominees informing the nominee whether he or she was selected for service on RAB.

3. Appointment to the RAB.

The HUD Receiver shall appoint the RAB with resident and participant members in time for the RAB to have input on VIHA’s Five-Year and Annual Plans.

a. Initial RAB Membership Appointments.

To ensure that VIHA has quality resident and participant consultation on its FY2005-2009 Restated Five Year Plan and its FY2006 Annual Plan, the HUD Receiver shall appoint members to the initial RAB who are

known to the HUD Receiver to be fine upstanding citizens, interested in the welfare of residents and participants, and committed to the Public Housing and Housing Choice Programs of VIHA.

b. Future RAB Membership Appointments.

Following the initial appointment of the RAB, future appointments will be made following the nomination procedure outlined in Section B(2) above. Following appropriate nominations, the HUD Receiver, Executive Director, or his or her designee, will appoint each member of the VIHA's RAB in accordance with the nomination and selection procedure set forth in the Protocol.

C. Term of RAB Members.

The members so appointed will serve a three (3) year term, and shall continue in office until their successor is appointed. If a member no longer meets the requirements of membership set forth in Section B(1) of this Protocol that member may be removed and a replacement appointed. Moreover, in the HUD Receiver's, Executive Director's, or his or her designee's sole discretion, a member may be reappointed for one (1) successive three (3) year term.

D. Meetings of the Resident Advisory Board.

The advisory board will meet periodically to provide valuable consultation, input, suggestions, and recommendations regarding the Plan, and such other major strategies as VIHA may bring before the advisory boards. Generally, the advisory boards will meet approximately four (4) times during each calendar year, however, more or less meetings may be required depending on the planning and consultation needs of VIHA. An advisory board member is expected to attend all meetings of the RAB and chronic non-attendance may be grounds to terminate membership on the RAB.

E. Vacancies on the Resident Advisory Board.

Should there be a vacancy on the RAB, the HUD Receiver, Executive Director, or his or her designee shall appoint an alternate member to fulfill the unexpired term of the vacating member.

F. Amendments to the Protocol.

The HUD Receiver, Executive Director, or his or her designee shall have the authority to modify this Protocol from time to time.

G. Other Consultations.

Nothing in this Protocol shall prevent the HUD Receiver, Executive Director, or his or her designee from consulting with various other residents, resident organizations, participants or other interested groups.

H. References.

This Protocol is enacted based on the following law and regulations:

- *The Quality Housing and Work Responsibility Act of 1998*
- 24 C.F.R. §903.13

ATTACHMENT D

MEMBERSHIP ON THE RESIDENT ADVISORY BOARD

The following members constitute The Virgin Islands Housing Authority's Resident Advisory Board. VIHA consulted with the Resident Advisory Board in preparation for the submission of its FY2005-2009 Restated Five-Year Plan and its FY2006 Annual Plan.

- Idita Matthew
- Louise Christopher
- Alford Rhymer
- Julien Hansen
- Daphne Edwards
- Leova Harris
- Jacquelyn Fredericks
- Debora Nieves

ATTACHMENT E

IMPLEMENTATION OF PUBLIC HOUSING RESIDENT COMMUNITY SERVICE REQUIREMENTS

The Virgin Islands Housing Authority has implemented all of the required Public Housing Resident Community Service Requirements and has incorporated those requirements in its key leasing and occupancy documents. Pursuant to Section 3.13.2, Subcomponent 12C of HUD's *Public Housing Agency [PHA] Plan Desk Guide*, VIHA offers the following description of its efforts:

1. Administrative Steps to Implement the Community Service Requirements.
 - A. Comprehensive Admissions and Continued Occupancy Policy Supplemental Policies Provisions: Chapter XI, pgs. 75 - 80
 - B. Dwelling Lease Provision: Section 6
2. Type of Activities Residents in which Residents may Participate. Residents may participate in any approved activity of a bona fide social service or public agency, including, but not limited to, an United Way funded agency, Department of Human Services approved community-based or community-service organization, Internal Revenue Code Section 501(c)(3) entity, or other 501(c)(3) like charitable entity recognized under the laws of the Virgin Islands that accepts volunteers and monitors attendance.
3. Partner Agencies. Any bona fide social service, public agency, Internal Revenue Code Section 501(c)(3) entity, or Virgin Islands 501(c)(3) like charitable entity recognized under the laws of the Virgin Islands, may offer residents opportunities to fulfill the community service requirements, provided that the agency monitors and reports a resident's attendance to VIHA on VIHA approved forms.
4. Process to Cure Noncompliance. A resident who fails to satisfy the community service requirement may cure the non-compliance as follows:

VIHA will offer the family member(s) one opportunity to enter into an agreement prior to the anniversary of the lease. The agreement shall state that the family member(s) agree(s) to enter into an economic self-sufficiency program or agrees to contribute to community service for as many hours as needed to comply with the requirement over the past 12-month period. The cure shall occur over a sixty (60) day period beginning with the date of the agreement and the resident shall, at the same time, stay current with that year's community service requirement. The first hours a resident earns will be applied toward the current commitment until the current year's commitment is made.

If any applicable family member does not accept the terms of the agreement, does not fulfill his or her obligation to participate in an economic self-sufficiency program, or falls behind in their obligation under the agreement to perform community service by more than three (3) hours, the VIHA may take action to terminate the lease.

5. Administration. Generally, the Director of Public Relations/Resident Services will serve as the overall administrator of the program with responsibilities to include the administration, review, documentation and certification of data collected to assure that unemployed residents, unless exempt, comply with the Community Service and Self-Sufficiency Requirement. Following VIHA's transition to project based management and budgeting, administrative responsibilities may be given to the individual property managers.

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ATTACHMENT F

RESIDENT ASSESSMENT AND SATISFACTION SURVEY STATEMENT

The United States Department of Housing and Urban Development (“HUD”) conducted a Customer Service and Satisfaction Survey (“Survey”) of 1120 selected residents of The Virgin Islands Housing Authority’s (“VIHA”) public housing communities during the previous Plan year. Some 222 (or 19.8%) of the surveyed household returned the surveys. HUD has scored these responses and requires VIHA to address any areas where the HUD rating was less than 75%. The results of that Survey, provided to VIHA through HUD’s Resident Assessment Subsystem, are as follows:

<u>Section</u>	<u>Score</u>
Maintenance and Repair:	69.2%
Communication:	66.1%
Safety:	57.7%
Services:	85.6%
Neighborhood Appearance:	49.8%

VIHA submitted a timely RASS Follow-up Plan that contemplated several activities to improve VIHA’s scores in each of the areas where it received less than 75%. As VIHA is without specificity as to which community or communities should be targeted based on the resident comments, VIHA has focused its efforts on each community. While the complete contents of the Follow-up Plan is a supporting document to this FY2006 Annual Plan, the main activities under the Follow-up Plan are summarized below:

1. Maintenance and Repair Follow-up Activities. VIHA has been working diligently to improve its maintenance and repair activities. The Follow-up Plan contemplates that VIHA will:

- Continue monthly meetings between management and maintenance staff to address maintenance concerns and provide time frames for maintenance repairs and work order completion.
- Periodically meet with the Resident Advisory Board to dialogue regarding maintenance repairs and resident perceptions regarding maintenance activities.
- Conduct selected Resident Satisfaction and Customer Service Surveys during annual recertifications to obtain resident input and recommendations regarding VIHA’s maintenance activities.
- Institute appropriate staff training on technical skills and customer service skills.

2. Communication. VIHA has identified a number of strategies to improve communication with residents including:

- Assist in the production of a monthly or bi-monthly resident newsletter designed to reach out and share information.

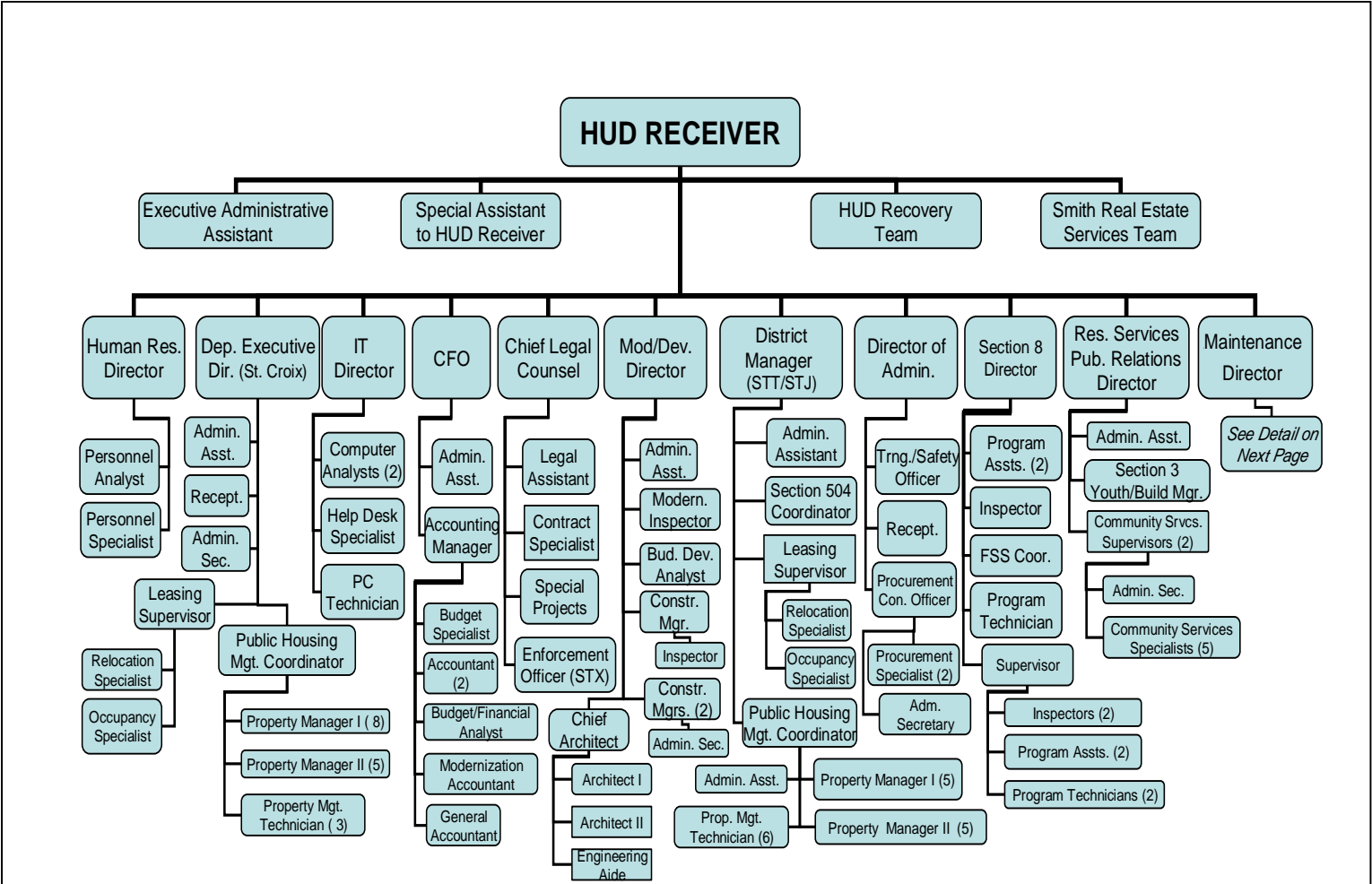
- Plan an Annual Housing Fair to educate and inform the general public and residents of housing initiatives, services, programs and needs.
 - Develop a Marketing Plan to communicate and promote VIHA initiatives, services and programs.
 - Continue interaction with the Resident Advisory Board, resident leadership and other residents to discuss VIHA initiatives, services and programs.
- 3. Safety.** VIHA will continue to inform and educate residents on the importance of personal and community safety and security. VIHA will also stress:
- Collaborate more frequently with the Virgin Islands Police Department (“VIPD”) on incidents of crimes, criminal activities and crime prevention strategies in and around VIHA communities.
 - Seek to establish additional police substations or increase monitoring in and around VIHA communities.
 - Have Police Department representatives and Management/residents meet on a regular basis to discuss criminal activity concerns and crime prevention strategies.
 - Implement anti-crime/drug activities and programs for youth within public housing communities.
 - Conduct periodic surveys on residents’ safety and security satisfaction during annual recertifications.
- 4. Neighborhood Appearance.** VIHA has been working diligently to improve the overall appearance of its communities.
- VIHA is currently developing a landscaping plan that once implemented (and subject to funding availability), will make the communities look more appealing.
 - Collaborate with USDA Forestry, Department of Agriculture, University of the Virgin Islands Extension Service, Virgin Islands Police Department, Department of Public Works, National Park, and other private sector organizations to train residents and otherwise promote clean-up campaigns, beautification, litter-control, recycling, community mobilization and other beautification activities.
 - VIHA will seek to build community pride and promote periodic campaigns and potential awards or recognition for the cleanest community.

Moreover, VIHA has made it a daily routine assignment for VIHA’s Maintenance personnel to police the grounds daily. In addition, VIHA is using its Capital Fund resources to perform long-standing deferred maintenance and appearance concerns at many of the communities.

As VIHA did not receive a score of less than 75% in any other section of the Survey, no Follow-up Plan or further information is required from VIHA. Even so, VIHA intends to keep up its efforts to work with its residents to enhance the resident related services offered at the communities.

ATTACHMENT G

The Virgin Islands Housing Authority Organizational Chart – (Departmental Outline) (Revised July 1, 2005)

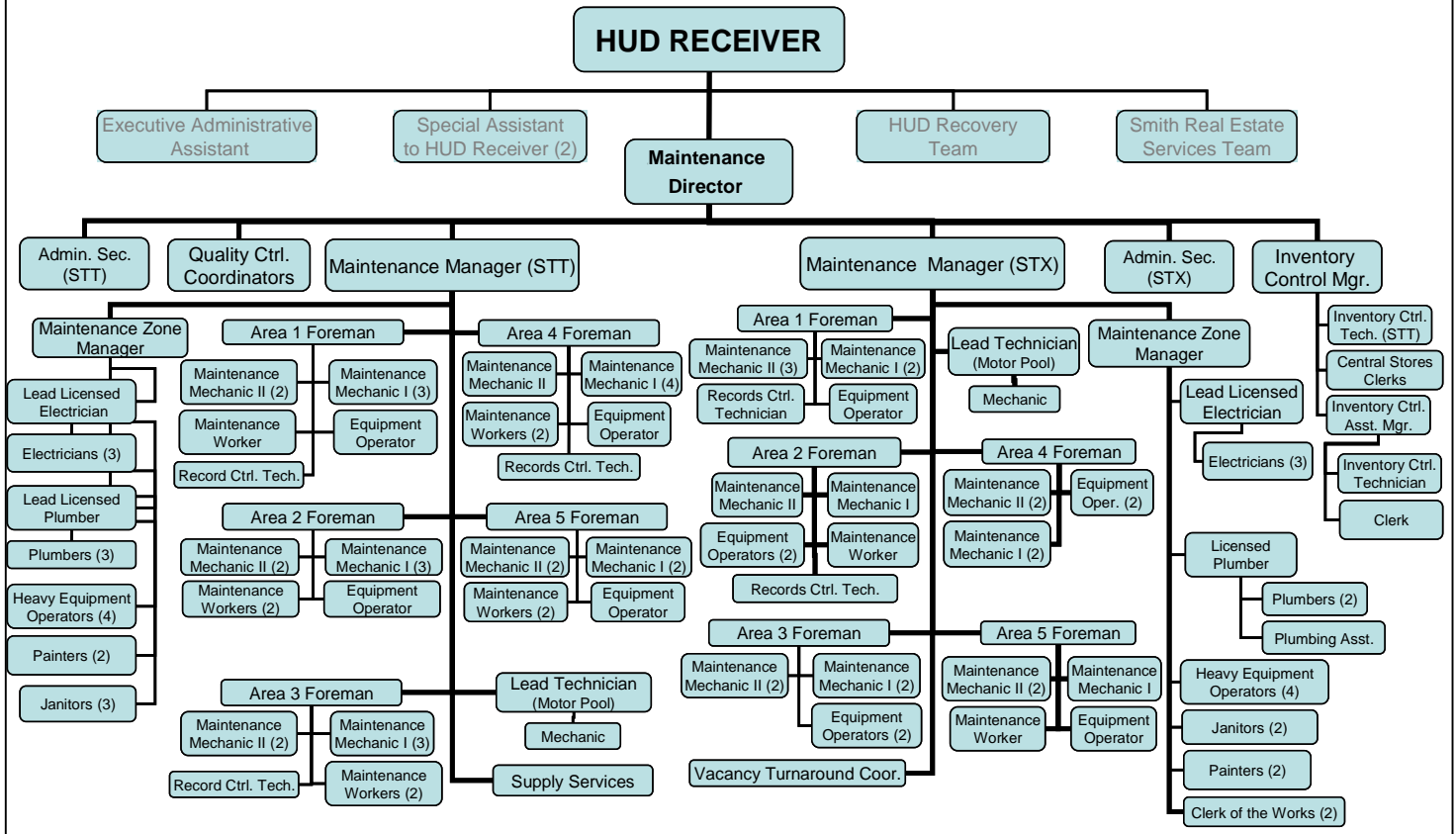


Total Authorized Positions: 265
(All Authorized Positions may not be filled)

Please note: Dotted line relationships are not shown.

Note: VIHA reserves the right to modify this organizational chart to maximize the efficiency of its operations or otherwise in the best interests of VIHA.

VIRGIN ISLANDS HOUSING AUTHORITY
Organizational Chart (Continued)
Maintenance Department Breakdown
 (as of July 1, 2005)



Please note: Dotted line relationships are not shown.

Note: VIHA reserves the right to modify this organizational chart to maximize the efficiency of its operations or otherwise in the best interests of VIHA.

ATTACHMENT H

HOUSING CHOICE HOMEOWNERSHIP CAPACITY STATEMENT

The Homeownership Option will be offered to current tenant-based participants. The program will initially be limited to twenty-five (25) families. Under the eligibility requirements families must:

- Be a successful participant of the Housing Choice Voucher Program for a minimum of one year;
- Be a first-time homeowner as defined by HUD;
- Meet minimum level of non-welfare income;
- Demonstrate that head or spouse is employed and has been continuously employed for a minimum of one year (except for elderly and disabled).
- Head or spouse has no previous default on mortgage.
- Successfully complete a pre-assistance and pre-purchase homeownership counseling program;
- Must complete the pre-qualification process with the identified and approved entity; and
- Have no outstanding debts to the VIHA or any unpaid rent.

As set forth in 24 *C.F.R.* §982.625(g), VIHA demonstrates its capacity to administer the Program by satisfying “one or more” of the following:

- A. VIHA’s Program employs and establishes a minimum homeowner downpayment requirement of at least three (3) percent of the sales price and require at least one (1) percent of the purchase price come from the family’s own resources.
- B. VIHA’s Program employs and requires that financing for the purchase of a home under its Housing Choice Homeownership program will be provided, insured, or guaranteed by the state or federal government; and comply with secondary mortgage market underwriting requirements for such loans; or comply with generally accepted private sector underwriting.
- C. VIHA’s program otherwise demonstrates that it has the capacity, or will acquire the capacity, to successfully operate a Housing Choice Homeownership program. VIHA hereby shows that it has the following additional capacity:
 - Adequate management to implement, sustain, and promote its homeownership program including professionals skilled and experience at: (i) homeownership counseling (both pre- and post- purchase); (ii) mortgage counseling; (iii) credit counseling; (iv) financial structuring; (v) asset management; (vi) real estate development; and (vii) budget counseling.
 - Adequate maintenance of a homeownership waiting list including the:
 - (i) establishment of uniform criteria for each homeownership program; (ii) recruitment of qualified applicants; (iii) screening of qualified applicants; (iv) administration of the waiting list in accordance with VIHA’s homeownership program.

The VIHA will also pursue one or more Memorandum of Agreement(s) with the Virgin Islands Housing Finance Authority (VIHFA), or another qualified HUD pre-purchase counselor, to provide the required pre-assistance or pre-purchase homeownership counseling to families enrolled in the Homeownership Program.

Partnerships will also be established with the USDA Rural Development Program and other qualified lenders to provide mortgage underwriting assistance to eligible families. It is required that financing and purchasing options must comply with generally accepted private sector underwriting standards.

ATTACHMENT I

CONVERSION OF PUBLIC HOUSING VOLUNTARY CONVERSION INITIAL ASSESSMENTS

Pursuant to PIH Notice 2001-26 (HA), Section II(D) VIHA offers the following description of its voluntary conversion initial assessment:

- a. How many of the PHA's developments are subject to the Required Initial Assessments? Response: Thirty (30) Developments
- b. How many of the PHA's developments are not subject to the Required Initial assessments based on exemptions (e.g., elderly and/or disabled developments not general occupancy projects)? Response: Three (3) Elderly Developments
- c. How many Assessments were conducted for the PHA's covered developments? Response: Twenty-seven (27)
- d. Identify PHA developments that may be appropriate for conversion based on the Required Initial Assessments. Response: NONE.

Development Name	Number of Units

- e. If the PHA has not completed the Required Initial Assessments, describe the status of these assessments. Response: Not Applicable. Assessment is completed.

ATTACHMENT J

PROJECT-BASED VOUCHER PROGRAM STATEMENT

Pursuant to Section 3.22.2 of HUD's *Public Housing Agency [PHA] Plan Desk Guide*, VIHA offers the following Project-Based Voucher Program Statement:

Number of Project-Based Units: 80

General Location: Croixville Apartment, 14B Estate Plessen, Frederiksted, St. Croix (Virgin Islands)

How Project-Based Units are consistent with VIHA's Annual Plan: The ability to continue to administer project-based units complements other activities and initiatives VIHA plans to implement over the next five (5) years. VIHA plans to increase assisted housing choices, provide or attract supportive services to increase recipients' employability, and increase customer satisfaction. By utilizing these initiatives in concert with VIHA's Project-based Voucher Program, VIHA can continue to offer applicants/participants a variety of options related to its efforts to deliver high-quality public housing programs. Moreover, project-based (as opposed to tenant-based) assistances furthers VIHA's goals as the supply of units for tenant-based assistance is very limited on St. Croix. As a result, increasing the number of project-based units helps to ensure an increased number of affordable units are available in this location over the next 15 years.

Number of Project-Based Units: To be determined

General Location: Estate Tutu Apartments, St. Thomas, U.S.V.I., and/or Ralph deChabert Place, St. Croix, U.S.V.I.

How Project-Based Units are consistent with VIHA's Annual Plan: The ability to administer project-based units complements other activities and initiatives VIHA plans to implement over the next five (5) years. VIHA plans to increase assisted housing choices, provide or attract supportive services to increase recipients' employability, and increase customer satisfaction. Moreover, the project-basing of apartments already constructed but in need of substantial modernization will provide additional resources in order to complete the modernization. By utilizing these initiatives in concert with VIHA's Project-based Voucher Program, VIHA can continue to offer applicants/participants a variety of options related to its efforts to deliver high-quality public housing programs. Moreover, project-based (as opposed to tenant-based) assistances furthers VIHA's goals as the supply of units for tenant-based assistance is very limited due to the high cost of rental housing on St. Thomas, and limited availability of high quality affordable units on St. Croix due to a sagging economic climate. As a result, increasing the number of project-based units helps to ensure an increased number of affordable units are available in this location over the next 15 years.

ATTACHMENT K

VACANCY REDUCTION PLAN STATEMENT

The Virgin Islands Housing Authority has implemented a comprehensive Vacancy Reduction Plan (“VRP”) that addresses VIHA’s long-term and short-term vacancies. The VRP has as its core a long range strategy to modernize all of VIHA’s viable public housing communities beginning with units that are currently vacant or become vacant. Pursuant to 24 C.F.R. Section 990.145, VIHA offers the following statement in support of its determination of modernization and approved vacancies activities.

- 1. Evaluation of Long-term Vacant Units.** No later than thirty (30) days from the start of the VIHA’s fiscal year, VIHA will identify all of the long-term vacant units (i.e., units that have been vacant for more than one (1) year, and tentatively schedule the proposed modernization activities. About March 2004, VIHA identified nearly six hundred (600) vacant units existing in the St. Thomas and St. Croix districts. Some of the units were vacant from anywhere from two (2) to four (4) years for various reasons including deferred maintenance, extraordinary repairs, asbestos/lead abatement and hurricane-related damages. All of the units were in need of modernization. VIHA launched an aggressive Vacancy Reduction Plan to modernize and/or renovate the units in various phases. The first phase consisted of the modernization/renovation of three hundred (300) vacant units during 2004 – 2005. Later phases were set for the modernization/renovation of the remainder of the units during FY2006 and FY2007. As additional long-term vacant units are identified, these units will likewise be scheduled for modernization activity.
- 2. Evaluation of Newly or Short-term Vacant Units.** Generally, within two (2) business days of VIHA becoming aware of a vacant public housing unit, VIHA (either through its third party contractors, Force Account, regular maintenance, modernization and/or property management professionals) will begin the evaluation of the vacant unit to determine the renovations, construction or other activities necessary to begin the modernization of the unit. Such an evaluation will also include an outline of the repairs necessary to bring the unit into Uniform Physical Conditions Standard (“UPCS”) compliance and the time frames for completing the modernization and UPCS related repairs.
- 3. Evaluation of Voluntary Compliance Agreement Units.** VIHA will also evaluate units necessary to meet VIHA’s modernization and renovation goals under the Voluntary Compliance Agreement signed with HUD to make a percentage of VIHA’s units accessible to persons with handicaps. Such evaluation will be made as vacancies occur and VIHA will provide additional guidance and specification to contractors/force labor to make a percentage of the identified units accessible.
- 4. Special Use and Litigation Units.** VIHA may also evaluate, special use units (i.e., units approved and used for resident services, resident organization office and related activities such as self-sufficiency and anti-crime initiatives) and units vacant due to litigation or to avoid litigation. VIHA will determine whether such units are in need of renovations and modernization, and if so, VIHA will assign the units as it deems appropriate.
- 5. Assignment of Modernization Activity.** Generally, VIHA will begin the modernization and renovation activity as soon as feasible and will generally assign the

modernization activities to: VIHA's Force Account Team; (b) VIHA's Modernization and/or Development Contractors; (c) VIHA's regular Maintenance teams; and (d) a combination of the above. The decision regarding where to assign the vacant unit will be made by VIHA management and modernization professionals following the general guidelines as outlined below:

- Assignments will generally be made within five (5) business days after the evaluation of the vacant unit as outlined in Paragraph 1 above.
- Generally, regular maintenance teams will be assigned units where the modernization and UPCS repairs are not to significant and the maintenance team possess the right craftsmen and resources to complete the activities.
- Preference will be made to assign as many units as feasible to VIHA's Force Account Teams.
- Assignments may be made based on the team of contractor's ability to return the unit to active leasing for the least cost, at the highest quality, or in the shortest time.
- Consideration will be given to the team's/contractor's past performance and current ability to adhere to its construction/renovation/modernization schedule when assigning additional units.
- Such other factors as VIHA may deem pertinent and appropriate.

6. Timeframe for the Completion of the Modernization Activities. Each team/contractor will be required to provide a realistic timeframe for the completion of the renovation or modernization. Generally, all repairs must be completed within the timeframe provided unless VIHA allow for an extension of time for bona fide and good reasons(s).

7. Inspection of Modernized Units. Prior to re-leasing a modernized unit, VIHA will thoroughly inspect the unit to ensure that the modernization activities are complete and that the modernized unit complies with UPCS. Following such inspection, VIHA will lease the unit to a qualified applicant/resident as soon as possible.

ATTACHMENT L

VIHA APPROVED OPERATING BUDGET

Operating Budget

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

OMB Approval No. 2577-0026 (exp. 09/30/2011)

Public reporting burden for this collection of information is estimated to average 1.5 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Report Management Office, Office of Information Policy and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3002 and to the Office of Management and Budget, Paperwork Reduction Project (2577-0026), Washington, D.C. 20503. Do not send this completed form to either of the above addresses.

a. Type of Submission: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Copy		b. Fiscal Year Ending: 2006		c. No. of months (check one): 12 mo. <input checked="" type="checkbox"/> Other (specify):		01 <input checked="" type="checkbox"/> PHA/HA-Owned Rental Housing	
e. Name of Public Housing Agency/Indian Housing Authority (PHA/ IHA): VIRGIN ISLAND HOUSING AUTHORITY						02 <input type="checkbox"/> IHA Owned Mutual Help Homeownership	
f. Address (City, State, Zip Code): ANNA'S RETREAT #002, ST. THOMAS, UNITED STATES, VIRGIN ISLANDS						03 <input type="checkbox"/> PHA/HA Leased Rental Housing	
						04 <input type="checkbox"/> PHA/HA Owned Turnkey II Homeownership	
						05 <input type="checkbox"/> PHA/HA Leased Homeownership	

g. AOC Number: PR-37		h. FAS/FOCUS Project No: 4988400104D		DUNS# 000 460 937	
i. No. of Dwelling Units: 3,206 3160		k. No. of Units Available: 308 3752		M. No. of Projects: 1000100105D NODMIS: 491045-0200202-020-002	

Line No.	Acct No.	Description	Actuals Last Fiscal Yr. 2005 PUM (C)	Current Budget Yr. 2006 PUM (C)	Requested Budget Estimates			
					PHA/HA Estimate		HUD Modification	
					Amount (in annual \$100)	PUM (C)	Amount (in annual \$100)	PUM (C)
Homebuyers Monthly Payment for:								
010	7710	Operating Expense						
020	7712	Earned Home Payments						
030	7714	Nonrecourse Maintenance Expense						
040	Total	Break-Even Annual (sum of lines 010, 020, and 030)						
050	7715	Expense (or benefit) in Break-Even						
060	7750	Homebuyers Monthly Payments - Other						
Operating Receipts								
070	3110	Dwelling Rents	127.20	131.95	135.06	5,185,983	136.77	5,195,903
080	3120	Excess Utilities			0.00			
090	3190	Non Dwelling Rents	0.70	0.24	0.27	8,400	0.22	8,400
100	Total	Rental Income (sum of lines 070, 080, and 090)	127.90	132.19	135.33	5,204,383	137.00	5,214,303
110	3610	Interest on General Fund Investments	1.09	0.90	1.53	58,784	1.53	58,784
120	3800	Other Income	0.30	24.65	22.71	873,817	23.00	873,817
130	Total	Operating Income (sum of lines 100, 110, 120)	129.29	157.74	159.57	6,136,984	161.53	6,136,984
Operating Expenditures - Administrative								
140	4110	Administrative Salaries	83.94	80.67	123.58	4,754,901	122.87	4,672,027
150	4130	Legal Expense	6.90	6.50	6.38	345,001	9.10	345,001
160	4140	Staff Training	0.51	1.12	2.25	86,446	2.04	77,381
170	4150	Travel	4.15	1.67	2.29	88,281	1.98	76,293
180	4170	Accounting Fees	1.00	0.00	1.30	50,000	1.32	50,000
190	4171	Auditing Fees	1.14	1.90	1.96	60,000	1.58	60,000
200	4190	Other Administrative Expense	10.46	11.89	12.82	493,214	12.16	481,808
210	Total	Administrative Expense (sum of lines 140 thru line 200)	108.19	103.85	152.78	5,877,845	151.14	5,742,108
Tenant Services:								
220	4210	Salaries	7.74	7.11	7.39	280,480	7.37	279,822
230	4220	Recruiting, Publications and Other Services	2.08	1.44	1.55	58,450		
240	4240	Contract Costs, Training and Other	3.37	2.93	1.16	45,548	2.40	91,096
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)	13.19	11.48	10.10	384,478	9.78	370,918
Utilities:								
260	4310	Water	209.78	197.85	198.56	7,654,486	201.48	7,654,486
270	4320	Electricity	15.86	19.27	24.90	958,098	25.25	958,351
280	4330	Gas			0.00			
290	4340	Fuel			0.00			
300	4350	Laundry			0.00			
310	4360	Other utilities expense			0.38	14,600	0.28	14,600
320	Total	Utilities Expense (sum of lines 260 through 310)	225.74	217.12	224.24	8,627,184	227.11	8,628,337

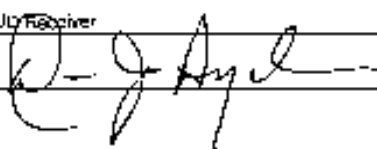
Name of P-IATA:
 1. WIRREKISLANIS HOUSING AUTHORITY

Line No.	Acct. No.	Description (F)	Actuals Last Fiscal Yr: 2003 FUM (G)	Estimate or Actual Current Budget Yr: 2004 FUM (H)	Requested Budget Estimate				
					P-IATA Estimate		HUD Modification		
					Amount (to receipt 310) (I)	FUM (J)	Amount (to receipt 310) (K)	FUM (L)	
Ordinary Maintenance and Operation:									
330	4410	Labor	69.99	89.52	77.48	2,888,346	76.31	2,888,311	
340	4420	Materials	23.33	26.69	25.54	597,860	25.69	900,000	
350	4430	Contract Costs	14.85	41.23	46.57	1,781,802	21.06	800,000	
360	Total	Ordinary Maintenance & Operation Expenses (sum 330 to 350)	108.21	137.36	149.59	5,770,198	121.06	4,599,311	
Protective Services:									
370	4460	Labor			0.00				
380	4470	Materials			0.00				
390	4480	Contract Costs	4.05	3.45	3.89	150,000	2.76	105,000	
400	Total	Protective Services Expense (sum of lines 370 to 390)	4.05	3.45	3.89	150,000	2.76	105,000	
General Expenses:									
410	4510	Insurance	78.11	77.78	75.19	2,882,700	78.14	2,882,700	
420	4520	Payments in Lieu of Taxes		0.00	0.00				
430	4530	Territorial Local Payments	13.87	1.36	2.60	100,000	2.53	100,000	
440	4540	Employee Benefit Contributions	65.01	61.22	77.24	2,971,565	79.88	2,913,367	
450	4570	Collected Loans	0.25	0.25	0.00				
460	4580	Other General Expenses	3.98	0.00	0.00				
470	Total	General Expense (sum of lines 410 to 460)	161.22	140.80	165.03	5,884,265	166.46	5,906,067	
480	Total	General Expense (sum of lines 410, 430, 350, 360, 400, and 470)	620.60	613.66	605.96	25,774,817	667.29	25,551,741	
Rest for Leased Dwelling:									
510	4710	Rest for Debris of Leased Dwelling							
520	Total	Operating Expense (sum of lines 470 and 510)	620.60	613.66	605.96	25,774,817	667.29	25,551,741	
Nonrecurring Expenses:									
530	4810	Extraordinary Maintenance	0.61	0.00	0.00				
540	7580	Replacement of Knowledgeable P-I. (rent)	2.14	1.28	1.03	39,670	1.04	39,670	
550	7590	Property Repairs and Additions	2.05	2.60	0.93	35,179	0.93	35,250	
560	Total	Nonrecurring Expenses (sum of lines 530, 540, and 550)	4.80	3.88	2.02	77,249	1.97	74,920	
570	Total	Operating Expense (sum of lines 500 and 560)	625.40	617.54	607.98	26,552,066	669.24	25,426,661	
Prior Year Adjustments:									
580	5910	Prior Year Adjustments affecting Resident Receipts	0.00	0.00	0.00				
Other Expenditures:									
590	Total	Operating Expenses, including prior year adjustments and other second Line (line 520 plus or minus line 580 plus line 570)	625.40	617.54	607.98	26,552,066	669.24	25,426,661	
600	Total	Residual Receipts (of Deficit) Less HUD Contributions and Provision for operating reserve (line 130 minus line 520)	(495.44)	(489.39)	(528.94)	(20,715,703)	(507.73)	(19,285,837)	
HUD Contributions:									
610	8010	Basic Annual Contribution for leased - Leased Projects/Current Year	0.00	0.00					
620	5010	Prior Year Adjustments - (Debit) Credit	0.00	0.00					
630	8020	Basic Annual Contribution - (see 600 plus or minus line 610)	0.00	0.00					
640	8030	Contributions Forward - Op. & M. - Cur. Yr. (minus year-end 300)	447.85	489.07	538.49	20,718,801	524.58	19,929,830	
650	Total	Additional PHS Adjustments (net)	0.00	0.00		0			
660	Total	Other (specify):	0.00	0.00					
670	Total	Other (specify):	0.00	0.00					
680	Total	Prior Year and Adjustments/Other (sum of lines 640 thru 680)	0.00	0.00					
690	5020	Total Operating Subsidy-current year (line 520 plus or minus line 570)	447.85	489.07	538.49	20,718,801	524.58	19,929,830	
700	Total	HUD Contributions (sum of lines 620 and 690)	447.85	489.07	538.49	20,718,801	524.58	19,929,830	
710	Total	Residual of Receipts (or Deficit) (sum of lines 520 plus line 520)	(495.44)	(489.39)	(528.94)	(20,715,703)	(507.73)	(19,285,837)	
720	Total	Excess (or deficit) on line 610	(48.54)	(28.67)	0.03	1,008	16.85	640,133	

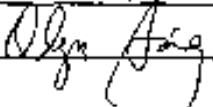
Name of PHA / IHA Virgin Islands Housing Authority		Fiscal Year Ending December 31, 2005	
Operating Reserve		PHA/IHA Estimates	HUD Modifications
Part I - Maximum Operating Reserve - End of Current Budget Year			
740	2821	PHA / IHA-Leased Housing - Section 23 or 19 (c) 50% of Line 480, column 5, form HUD-52564	13,387,409 \$12,675,870

Part II - Provision for and Estimated or Actual Operating Reserve at Fiscal Year End			
780	Operating Reserve at End of Previous Fiscal Year - Actual for FYE (date: 12/31/03)		3,289,822 \$4,602,689
790	Provision for Operating Reserve - Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE December 31, 2004 <input type="checkbox"/> Actual for FYE		1,131,284 \$503,954
800	Operating Reserve at End of Current Budget Year (check one) <input checked="" type="checkbox"/> Estimated for FYE December 31, 2004 <input type="checkbox"/> Actual for FYE		4,421,108 \$5,106,643
810	Provisions for Operating Reserve - Requested Budget Year Estimated for FYE 2004 Enter Amount from line 700		1,098 \$640,133
820	Operating Reserve at End of Requested Budget Year Estimated for FYE 2004 (Sum of lines 800 and 810)		4,422,203 \$5,746,776
830	Cash Reserve Requirement: <u>80</u> % of line 480		6,032,445 \$7,605,522

Comments:

PHA / IHA Approval Name Donna J. Ayala
 Title HUD Receiver
 Signature 

Date 10/21/04

Field Office Approval Name Olga Saez
 Title Director, HUD Caribbean Office of Public Housing
 Signature 

Date _____

ATTACHMENT M
FY2006 CAPITAL FUND
PROGRAM ANNUAL STATEMENT

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Virgin Islands Housing Authority			Grant Type and Number		Federal FY of
			Capital Fund Program Grant No:		Grant: 2006
			Replacement Housing Factor Grant No:		
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	1,280,417.00			
3	1408 Management Improvements	549,699.00			
4	1410 Administration	424,448.00			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	487,125.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	214,000.00			
10	1460 Dwelling Structures	3,388,394.00			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	58,000.00			
18	1499 Development Activities				
19	1501 Collaterization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	6,402,083.00			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance	20,000.00			
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

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

Part II: Supporting Pages

PHA Name: Virgin Islands Housing Authority		Grant Type and Number				Federal FY of Grant: 2006		
		Capital Fund Program Grant No:						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406		1,280,416.60				
HA-Wide	Information Technology Improvements	1408		300,000.00				
HA-Wide	Salaries	1408		249,699.23				
HA-Wide	Administrative salaries	1410		413,648.15				
HA-Wide	Sundry Administrative Costs	1410		10,800.00				
HA-Wide	Technical Salaries	1430		470,964.75				
HA-Wide	Travel/Training	1430		16,160.00				
VQ001002, Jackson Terrace	Repairs to Site Light Pole, Security Lighting	1450		5,000.00				
VQ001004B, Bassin Triangle	Site/Security Lighting	1450		15,000.00				
VQ001004C, Marley Homes	Upgrade manhole	1450		3,000.00				
VQ001008, JF Kennedy	Correct ground flooding/ YouthBuild/Bldg 23 U154	1450		66,000.00				
VQ001015, Wms Delight	Installation of Water Meters, 14 Units HO	1450		40,000.00				
VQ001020, Hodge Pavilion	Remove/Replace Sewer Lines/Manholes Phase 1	1450		85,000.00				
VQ001002, Jackson Terrace	Vacant Unit Rehabilitation	1460		81,800.00				
VQ001003, Harrigan Court	Vacant Unit Rehabilitation	1460		48,500.00				
VQ001004B, Bassin Triangle	Vacant Unit Rehabilitation	1460		13,600.00				
VQ001004C, Marley Homes	Vacant Unit Rehabilitation	1460		52,000.00				
VQ001005, Harris Court	Vacant Unit Rehabilitation	1460		69,000.00				

VQ001006, deChabert	Vacant Unit Rehabilitation	1460		9,500.00			
VQ001008, JF Kennedy	Vacant Unit Rehabilitation	1460		134,000.00			
VQ001010, Marley Addition	Vacant Unit Rehabilitation	1460		25,500.00			
VQ001012, Aureo Diaz	Vacant Unit Rehabilitation	1460		132,500.00			
VQ001015, Wms Delight	Vacant Unit Rehabilitation	1460		253,200.00			
VQ001016, Tutu Highrise	Vacant Unit Rehabilitation	1460		23,000.00			
VQ001020, Hodge Pavilion	Vacant Unit Rehabilitation	1460		934,861.00			
VQ001021, Whim Gardens	Vacant Unit Rehabilitation	1460		135,000.00			
VQ001022, Mt. Pleasant	Vacant Unit Rehabilitation	1460		19,000.00			
VQ001004A, BergsHome	Vacant Unit Rehabilitation	1460		23,000.00			
VQ001024A, Nicasio Nico	Vacant Unit Rehabilitation	1460		142,200.00			
VQ001024B, C. Guadaloupe	Vacant Unit Rehabilitation	1460		162,500.00			
VQ001004A/VQ001009 Bergs	Structural Repairs, Bldg 1, Unit 1	1460		10,000.00			
VQ001004B, Bassin Triangle	Repairs to Egress Windows	1460		45,000.00			
VQ001005, Harris Court	Installation of Water Heaters, Bldgs 4,5, 20, 22	1460		50,000.00			
VQ001005, Harris Court	Roof Resurfacing	1460		48,233.27			
VQ001007, Kirwan Terrace	Installation of Water Heaters, Bldgs 4, 5, 6, 7	1460		70,000.00			
VQ001003, Harrigan Ct.	Electrical Upgrade, Phase 1	1460		300,000.00			
VQ001012, Aureo Diaz	Replace Collapsed Plumbing Lines, Bldgs 1 & 2	1460		20,000.00			
VQ001010, Marley Addition	Enclosure of Meter Banks	1460		15,000.00			
VQ001020, Hodge Pavilion	Remove/Replace Gas Lines	1460		100,000.00			
VQ001022, Mount Pleasant	Remove/Replace Balancing Lines	1460		10,000.00			
VQ001022, Mount Pleasant	Remove/Replace Damaged Stairs	1460		35,000.00			
VQ001007, Kirwan Terrace	Replace Collapsed Plumbing Lines, Bldgs 4 & 5	1460		20,000.00			

VQ001019, Estate Bovoni	Replace Porches, Bldg A	1460		45,000.00			
VQ001022, Mount Pleasant	Roof Resurfacing	1460		40,000.00			
VQ001008, JF Kennedy	Exterior Painting, Sealing, Concrete Repairs	1460		321,000.00			
HA-wide	Relocation LBP, Asbestos, Etc. Maintenance	1495		58,000			

<p>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule</p>
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PHA Name: Virgin Islands Housing Authority		Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:			Federal FY of Grant: 2005		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA-Wide, Operations	6/30/08			6/30/10			
HA-Wide, Information Technology Improvements	6/30/08			6/30/10			
HA-Wide, Salaries	6/30/08			6/30/10			
HA-Wide, Administrative Salaries	6/30/08			6/30/10			
HA-Wide, Sundry Administrative Costs	6/30/08			6/30/10			
HA-Wide, Technical Salaries	6/30/08			6/30/10			
HA-Wide, Travel/Training	6/30/08			6/30/10			
VQ001002, Jackson Terrace Repairs to Site Light Pole, Security Lighting	6/30/08			6/30/10			
VQ001004B, Bassin Triangle Site/Security Lighting	6/30/08			6/30/10			
VQ001004C, Marley Homes Upgrade Manhole	6/30/08			6/30/10			

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

VQ001008, JF Kennedy Correct ground flooding/ YouthBuild/ Bldg 23 U154	6/30/08	6/30/10
VQ001015, Wms Delight Installation of Water Meters, 14 Units HO	6/30/08	6/30/10
VQ001020, Hodge Pavilion Remove/Replace Sewer Lines/Manholes Phase 1	6/30/08	6/30/10
VQ001002, Jackson Terrace Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001003, Harrigan Court Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001004B, Bassin Triangle Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001004C, Marley Homes Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001005, Harris Court Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001006, Ralph deChabert Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001008, JF Kennedy Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001010, Marley Addition Vacant Unit Rehabilitation	6/30/08	6/30/10

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule		
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VQ001012, Aureo Diaz Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001015, Wms Delight Vacant Unit Rehabilitation		
VQ001016, Tutu Highrise Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001020, Hodge Pavilion Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001021, Whim Gardens Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001022, Mt. Pleasant Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001004A, Bergs Home Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001024A, Nicasio Nico Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001024B, C. Guadeloupe Vacant Unit Rehabilitation	6/30/08	6/30/10
VQ001004A/9 Bergs Structural Repairs, Bldg 1, Unit 1	6/30/08	6/30/10

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule		
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VQ001004B, Bassin Triangle Repairs to Egress Windows	6/30/08	6/30/10
VQ001005, Harris Court Installation of Water Heaters, Bldgs 4,5, 20, 22	6/30/08	6/30/10
VQ001005, Harris Court Roof Resurfacing	6/30/08	6/30/10
VQ001007, Kirwan Terrace Installation of Water Heaters, Bldgs 4, 5, 6, 7	6/30/08	6/30/10
VQ001003, Harrigan Ct Electrical Upgrade, Phase 1	6/30/08	6/30/10
VQ001012, Aureo Diaz Replace Collapsed Plumbing Lines, Bldgs 1 & 2	6/30/08	6/30/10
VQ001010, Marley Addition Enclosure of Meter Banks	6/30/08	6/30/10
VQ001020, Hodge Pavilion Remove/Replace Gas Lines	6/30/08	6/30/10
VQ001022, Mount Pleasant Remove/Replace Balancing Lines	6/30/08	6/30/10

<p>Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule</p>
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VQ001022, Mount Pleasant Remove/Replace Damaged Stairs	6/30/08	6/30/10
VQ001007, Kirwan Terrace Replace Collapsed Plumbing Lines, Bldgs 4 & 5	6/30/08	6/30/10
VQ001019, Estate Bovoni Replace Porches, Bldg A	6/30/08	6/30/10
VQ001022, Mount Pleasant Roof Resurfacing	6/30/08	6/30/10
VQ001008, JF Kennedy Exterior Painting, Sealing, Concrete Repairs	6/30/08	6/30/10
HA-wide, Relocation for LBP/Asbestos Abatement & Extraordinary Maintenance	6/30/08	6/30/10

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ATTACHMENT N

FY2005 – 2009 CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001001	Paul M. Pearson Gardens	10	8%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Pump house/Water Distribution			96,000	2006
Sidewalks & Roadways			186,400	2005
Garbage Stations, 4 ea.			86,400	2006
Concrete Repairs			94,000	2005
Exterior Painting			249,000	2006
Sewer System Improvement			65,000	2007
Storm Drainage Upgrade, 400 LF			127,500	2008
Cistern Cleaning			122,000	2009
Perimeter Fencing			68,000	2005
Paving for Parking/40 Spaces			140,000	2005
Rehab 504 Units			125,000	2005
Cover Recreational Area			68,000	2006
Tot Lot Improvements			45,000	2006
Total estimated cost over next 5 years			1,472,300	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001002	D. Hamilton Jackson Terrace	16	15%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways			152,000	2005
Road Paving			260,400	2005
Concrete Repairs			198,000	2005
Exterior Painting			246,000	2005
Sewer System Improvement			106,400	2006
Cistern Cleaning			132,500	2006
Perimeter Fencing			72,500	2008
Modernization (110 units) to include Rehab 504 Units			4,620,000	2006
Cover Recreational Area and Tot Lot Improvements			249,000	2007
Total estimated cost over next 5 years			6,036,400	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001003	Ludvig E. Harrigan Court	12	18%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways			207,000	2007
Garbage Stations, 4 ea.			86,400	2008
Site Lighting			168,500	2007
Site Drainage			250,000	2006
Cistern Cleaning			104,000	2008
Perimeter Fencing			72,400	2009
Paving for Parking			127,500	2007
Modernization to include Rehab of 504 Units			4,216,000	2006
Cover Recreational Area			282,000	2008
Tot Lot Improvements			180,000	2008
Total estimated cost over next 5 years			5,693,800	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004A VQ001009	H. H. Berg's Home H. H. Berg's Addition	5	7%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Building #1 Structural Repairs		48,000	2005
Landscaping		71,500	2006
Repair/replace rails, walkways, stairs		136,500	2006
Repair curbs & roads, provide storm drainage/runoff controls		162,000	2006
Treat termite infestation		68,000	2005
Reinforce sidewalks		51,500	2006
504 repairs @ Community Center incl. ground markers		48,000	2005
Cistern Cleaning		28,000	2005
Upgrade recreational areas (basketball/playground)		76,000	2006
Improve roof drainage		136,000	2005
Total estimated cost over next 5 years		825,500	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001004B	Basin Triangle	1	3%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways		186,000	2007
Garbage Stations, 4 ea.		86,400	2007
Site Lighting		68,500	2006
Site Drainage		115,000	2007
Cistern Cleaning		56,000	2006
Paving for Parking		127,500	2006
Recreational Area		82,000	2006
Tot Lot Improvements		80,000	2006
Flashing at Building Exterior/ Paint		346,000	2005
Retaining walls		160,000	2008
Site Sewer		185,000	2005
Repair Solar Collectors/ Replace Roof Gutters		86,500	2005
Total estimated cost over next 5 years		1,578,900	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001004C	Marley Homes	04	12%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways			190,600	2008
Garbage Stations, 4 ea.			86,400	2006
Site Lighting			122,500	2005
Site Drainage			50,000	2006
Cistern Cleaning			92,000	2006
Perimeter Fencing			172,400	2008
Cover Recreational Area			162,000	2007
Tot Lot Improvements			80,000	2007
Total estimated cost over next 5 years			955,300	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001005	Oswald Harris Court	8	3%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Perimeter Fencing			44,000	2007
Rehab 504 Units, access to common areas, stairs & walkways			186,000	2005
Install exterior mailboxes w/ canopies			75,000	2006
Storm drains			197,000	2007
Sanitary sewer			87,000	2007
Sidewalk & roadway repair			248,000	2006
Solar collectors, upgrade distribution			36,500	2005
Cistern Cleaning			212,000	2007
Upgrade recreational areas			42,000	2006
Covered basketball areas			38,000	2008
Garbage spaces, 6 ea.			48,000	2006
Exterior painting incl. concrete repairs			401,000	2005
Total estimated cost over next 5 years			1,614,500	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001006	Ralph deChabert Place	140	53%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Partial Demolition			2,200,000	2005
Partial modernization			2,700,000	2006
Sidewalks & Roadways			86,400	2005
Garbage Stations, 4 ea.			145,500	2006
Site Lighting			600,000	2006
Structural Repairs			404,000	2005
Cistern Cleaning/ repairs			272,400	2008
Perimeter Fencing			167,500	2007
Paving for Parking			282,000	2007
Cover Recreational Area			180,000	2008
Tot Lot Improvements (4 ea.)			162,500	2005
Lead Paint / Asbestos Removal			495,000	2005
Paint Exterior			368,500	2006
Total estimated cost over next 5 years			8,063,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001007	Michael J. Kirwan Terrace	15	12%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Improve storm drainage @ Bldgs #9, #17			82,000	2006
Roadway repairs			200,000	2005
Install gas tank enclosures			82,800	2006
Upgrade garbage areas			144,000	2006
Demolition of Bldgs #1, #2 and #3			168,000	2006
Upgrade recreational areas			91,000	2007
Improvements to Community Bldg.			56,000	2007
Install water heaters and lines, Bldgs. 4-8, 60 units			144,000	2005
Relocation			72,000	2006
Total estimated cost over next 5 years			1,039,800	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001008	John F. Kennedy Terrace	24	12%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways/ Bollards		480,000	2006
Garbage Stations, 5 ea.		107,400	2006
Site Lighting		168,500	2006
Site Drainage		250,000	2006
Cistern Cleaning		346,000	2007
Perimeter Fencing/ Landscaping		172,400	2008
Cover Recreational Area		282,000	2009
Tot Lot Improvements		180,000	2007
Solar Heater Repair		135,000	2005
504 Handicap Units		346,000	2005
Community Center Improvements		186,000	2005
Total estimated cost over next 5 years		2,653,300	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001010	Marley Additions	6	10%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements		210,000	2005
Garbage Stations, 2 ea.		41,400	2005
Site Lighting		50,000	2006
Site Drainage		70,000	2007
Cistern Cleaning		172,400	2008
Perimeter Fencing/ Landscaping		104,000	2008
Cover Recreational Area		120,000	2008
Tot Lot Improvements		85,000	2006
Parking for twenty (20) cars		164,000	2005
Total estimated cost over next 5 years		946,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ0010011	Lucinda Millin Home	0	0%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Site Passive recreation			10,000	2005
Nurses Call Station and Systems for 85 units			42,000	2005
Interior Lobby, common area			24,000	2005
Exterior painting			116,000	2005
Roof repairs			40,000	2005
Structural repairs to maintenance bldg			84,500	2005
Generator upgrade			10,000	2005
Total estimated cost over next 5 years			326,500	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001012	Aureo Diaz Heights	15	15%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			98,000	2006
Garbage Stations, 2 ea.			41,400	2006
Site Lighting			50,000	2006
Site Drainage			40,000	2006
Cistern Cleaning			41,400	2007
Perimeter Fencing/ Landscaping			86,000	2009
Cover Recreational Area			120,000	2009
Tot Lot Improvements			65,000	2005
Landscaping			64,000	2005
Roof Coating			129,000	2005
Sanitary Sewer Upgrade			300,000	2006
Site Structures (Demo)			186,000	2007
Paint Exterior			385,000	2006
Total estimated cost over next 5 years			1,564,400	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001012	St. Croix Central Office	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Upgrade A/C system, 4 zones			108,500	2005
Install 20 parking spaces & retaining walls			212,000	2005
Upgrade generator			132,000	2005
Construct swale/paving, Upper parking area			75,000	2005
Lower parking area			158,000	2005
Section 504 compliance			86,000	2005
Cover Recreational Area			32,000	2005
Total estimated cost over next 5 years			717,500	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001014	Mon Bijou	03	100%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Garbage Stations, 2 ea.			41,400	2006
Site Lighting			5,000	2006
Site Drainage			4,000	2006
Cistern Cleaning			4,400	2006
Perimeter Fencing/ Landscaping			6,000	2006
Paint Exterior/ Interior			8,000	2006
Community Center 504 upgrade			56,000	2006
Total estimated cost over next 5 years			124,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001015	Williams Delight	52	17%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements			395,000	2007
Garbage Stations, 6 ea.			210,400	2007
Site Drainage			240,000	2006
Cistern Cleaning			341,400	2007
Perimeter Fencing/ Landscaping			149,000	2008
Tot Lot Improvements/ Baseball/ Basketball			248,000	2009
Roof Coating/ Seal Wall Leaks			364,000	2006
Sanitary Sewer Upgrade			229,000	2007
504 Retrofit			195,000	2005
Relocate mailboxes to Comm. Ctr. Exterior			186,000	2006
Community Center Repairs/ Paint			115,000	2006
Water Distribution-Site			482,000	2008
Total estimated cost over next 5 years			3,154,800	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001018	Louis E. Brown Villas	244	100%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Complete demolition			4,385,000	2005
Total estimated cost over next 5 years			4,385,000	

Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001016	Tutu Highrise Apartments	94	32%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Storm drains			560,000	2008
Sewer line			420,000	2008
Sidewalk			97,230	2008
Roadway repair			168,000	2005
6 manholes			48,000	2007
Entry railings/repair and replace			52,000	2005
Provide site lighting			24,000	2006
Rehab Bldgs #1, #2, #3 and #9			8,000,000	2005
Modernize Community Building			400,000	2005
Structural concrete repairs			91,000	2005
Electrical upgrade, Bldgs 10-18, 108 units			1,600,000	2006
Total estimated cost over next 5 years			11,460,230	

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
VQ001019	Estate Bovoni	38	12%	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Structural concrete repairs, asbestos tile removal/replacement			7,000,000	2005
Repair 48 vacant units			384,000	2005
Storm drains			124,000	2007
Sanitary sewer			250,000	2007
Sidewalk			84,260	2007
Roadway repair			320,000	2006
Provide emergency generator @ community building			200,000	2007
Construct retaining walls			146,666	2007
Replace gas lines			162,000	2005
Exterior painting			200,000	2006
Total estimated cost over next 5 years			8,870,926	

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development
VQ001020	Walter I.M. Hodge Pavilion	106	43%
Description of Needed Physical Improvements or Management Improvements		Estimated Cost	Planned Start Date (HA Fiscal Year)
Sidewalks & Roadways Improvements		298,000	2006
Garbage Stations, 7 ea.		141,400	2006
Site Lighting		150,000	2006
Site/ Storm Drainage		198,000	2007
Cistern Cleaning		171,400	2007
Perimeter Fencing/ Landscaping		146,000	2007
Cover Recreational Area		120,000	2008
Tot Lot Improvements		165,000	2006
Main Sewer Line Upgrade		285,000	2006
Replace/Repair Solar Heaters		80,000	2005
Replace Exterior Benches		82,000	2007
Paint Metal Rails/ Screens @ Porches		106,000	2005
Replace Gas line Enclosures		85,000	2007
504 Handicap Units		420,000	2005
Total estimated cost over next 5 years		2,447,800	

ATTACHMENT O

**FY2004 CFP PERFORMANCE AND EVALUATION REPORT
(Revision No. 6)**

Performance & Evaluation Report
 Annual Statement
 Part I: Summary
 Capital Fund 2004

Budget Revision No. 6

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

HA Name		Grant Number		FFY of Grant Approval	
Virgin Islands Housing Authority		VQ46P00150104		2004	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2005	
Summary by Development Account		Total Estimated Cost		Actual Cost	
Line No.		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	850,416.60	850,416.60	850,416.60	850,416.60
3	1408 Management Improvements	300,000.00	549,774.29	447,886.73	106,677.19
4	1410 Administration	302,454.08	413,573.09	413,573.09	2,178.98
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	380,756.26	429,985.73	399,985.73	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	150,000.00	150,000.00	0.00	0.00
10	1460 Dwelling Structures	1,868,456.06	1,458,333.29	2,432.75	2,332.75
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures	28,000.00	28,000.00	0.00	0.00
13	1475 Non-Dwelling Equipment	200,000.00	200,000.00	65,438.20	42,253.60
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost	172,000.00	172,000.00	2,279.89	0.00
18	1499 Development Activities				
19	1502 Contingency (may not exceed 10% of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-17)	4,252,083.00	4,252,083.00	2,182,012.99	1,003,859.12
21	Amount of Line 17 related to LBP abatement	0.00	0.00	0.00	0.00
22	Amount of Line 17 related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 17 related to Security	0.00	0.00	0.00	0.00
24	Amount of Line 17 related to Energy Conservation				
1) Management Improvement cost may not exceed 20% of Line 20					
2) Administrative cost may not exceed 10% of Line 20					

**Performance & Evaluation Report
Annual Statement
Part II: Supporting Pages
Capital Fund 2004**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46P00150104**

Budget Revision No. 6

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-wide	Operations	1406	850,416.60	850,416.60	850,416.60	850,416.60	Completed
HA-wide	Information Technology improvements	1408	300,000.00	297,821.02	289,679.79	75,864.47	In progress
HA-wide	Management Improvement Salaries STT	1408	0.00	182,089.05	88,342.72	29,134.58	In progress
HA-wide	Management Improvement Salaries STX	1408	0.00	69,864.22	69,864.22	1,678.14	In progress
HA-wide	Administrative salaries STT	1410	302,454.08	368,356.32	368,356.32	0.00	In progress
HA-wide	Administrative salaries STX	1410	0.00	43,037.79	43,037.79	0.00	In progress
HA-wide	Microsoft System Engineer Training	1410	0.00	2,178.98	2,178.98	2,178.98	Completed
HA-wide	Technical salaries STT	1430	350,756.26	388,816.58	388,816.58	0.00	In progress
HA-wide	Technical salaries STX	1430	0.00	11,169.15	11,169.15	0.00	In progress
HA-wide	Blueprints, Specifications upgrade	1430	30,000.00	30,000.00	0.00	0.00	In progress
HA-wide	Site Improvements	1450	150,000.00	128,152.00	0.00	0.00	In progress
VQ001001	Install 8" PVC Sewer Line	1450	0.00	21,848.00	0.00	0.00	In progress
HA-wide	Architectural/Engineering salaries	1460	257,390.26	0.00	0.00	0.00	Reprogrammed
HA-wide	504 alterations	1460	250,000.00	250,000.00	0.00	0.00	In progress
HA-wide	Dwelling Structure rehabilitation	1460	259,915.80	72,866.29	2,432.75	2,332.75	Completed
VQ001006	Structural repairs	1460	60,000.00	60,000.00	0.00	0.00	In progress
VQ001001	Asbestos & Lead Based Paint Abatement	1460	100,000.00	100,000.00	0.00	0.00	In progress
VQ001003	Asbestos & Lead Based Paint Abatement	1460	100,000.00	100,000.00	0.00	0.00	In progress
VQ001019	Asbestos & Lead Based Paint Abatement	1460	100,000.00	100,000.00	0.00	0.00	In progress
VQ001001	Exterior Painting	1460	247,050.00	247,050.00	0.00	0.00	In progress
VQ001002	Exterior Painting	1460	247,050.00	247,050.00	0.00	0.00	In progress
VQ001012	Exterior Painting	1460	247,050.00	0.00	0.00	0.00	Reprogrammed
VQ001015	Contract No. 2004-029-02, CO #1	1460	0.00	14,200.00	0.00	0.00	In progress
VQ001024A	Roof Repairs & Soffit Replacement	1460	0.00	20,117.00	0.00	0.00	In progress
VQ001002	Exterior Painting	1460	0.00	176,750.50	0.00	0.00	In progress
HA-wide STT	STT Vacant Unit Repairs, Indefinite Qty	1460	0.00	70,299.50	0.00	0.00	In progress
VQ001044	Generator, Pump House Hook-up	1470	28,000.00	28,000.00	0.00	0.00	In progress
HA-wide	Maintenance Equipment	1475	200,000.00	159,845.00	56,596.20	33,411.60	In progress
HA-wide	Engineering Copier, Toner, Maint. 1 Yr	1475	0.00	30,555.00	0.00	0.00	In progress
VQ001016	A/C Split System, IT/Cent. Off. STT	1475	0.00	9,600.00	8,842.00	8,842.00	In progress
VQ001006	Relocation	1495	142,000.00	142,000.00	0.00	0.00	In progress
HA-wide	Relocation	1495	<u>30,000.00</u>	<u>30,000.00</u>	<u>2,279.89</u>	<u>0.00</u>	In progress
Total:			4,252,083.00	4,252,083.00	2,182,012.99	1,003,859.12	

Performance & Evaluation Report
Part III
Implementation Schedule
Capital Fund 2004

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing
VQ46P00150104

Budget Revision No. 6

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates
		(Attach explanation)			(Attach explanation)			
		Original	Revised	Actual	Original	Revised	Actual	
HA-wide	Operations	09/13/06			09/13/08			
HA-wide	Information Technology improvements	09/13/06			09/13/08			
HA-wide	Management Improvement Salaries STT	09/13/06			09/13/08			
HA-wide	Management Improvement Salaries STX	09/13/06			09/13/08			
HA-wide	Administrative salaries STT	09/13/06			09/13/08			
HA-wide	Administrative salaries STX	09/13/06			09/13/08			
HA-wide	Microsoft System Engineer Training	09/13/06			09/13/08			
HA-wide	Technical salaries STT	09/13/06			09/13/08			
HA-wide	Technical salaries STX	09/13/06			09/13/08			
HA-wide	Blueprints, Specifications upgrade	09/13/06			09/13/08			
HA-wide	Site Improvements	09/13/06			09/13/08			
VQ001001	Install 8" PVC Sewer Line	09/13/06			09/13/08			
HA-wide	Architectural/Engineering salaries	09/13/06			09/13/08			
HA-wide	504 alterations	09/13/06			09/13/08			
HA-wide	Dwelling Structure rehabilitation	09/13/06			09/13/08			
VQ001006	Structural repairs	09/13/06			09/13/08			
VQ001001	Asbestos & Lead Based Paint Abatement	09/13/06			09/13/08			
VQ001003	Asbestos & Lead Based Paint Abatement	09/13/06			09/13/08			
VQ001019	Asbestos & Lead Based Paint Abatement	09/13/06			09/13/08			
VQ001001	Exterior Painting	09/13/06			09/13/08			
VQ001002	Exterior Painting	09/13/06			09/13/08			
VQ001012	Exterior Painting	09/13/06			09/13/08			
VQ001015	Contract No. 2004-029-02, CO #1	09/13/06			09/13/08			
VQ001024A	Roof Repairs & Soffit Replacement	09/13/06			09/13/08			
VQ001002	Exterior Painting	09/13/06			09/13/08			
HA-wide STT	STT Vacant Unit Repairs, Indefinite Qty 2005	09/13/06			09/13/08			
VQ001044	Generator, Pump House Hook-up	09/13/06			09/13/08			
HA-wide	Maintenance Equipment	09/13/06			09/13/08			
HA-wide	Engineering Copier, Toner, Maint. 1 Yr	09/13/06			09/13/08			
VQ001016	A/C Split System, IT/Cent. Off. STT	09/13/06			09/13/08			
VQ001006	Relocation	09/13/06			09/13/08			
HA-wide	Relocation	09/13/06			09/13/08			

ATTACHMENT P

FY2004 RHF PERFORMANCE AND EVALUATION REPORT

ANNUAL STATEMENT
 Part I: Summary
 FY 2004 Replacement Housing Factor Grant

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

HA Name		Comprehensive Grant Number		FFY of Grant Approval	
Virgin Islands Housing Authority		VQ46R00150104		2004	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2005	
Summary by Development Account Line No.		Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	2,263,159.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)	2,263,159.00	0.00	0.00	0.00
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				
1) Management Improvement cost may not exceed 20% of Line 20					
2) Administrative cost may not exceed 10% of Line 20					

Performance & Evaluation Report

ANNUAL STATEMENT

Part II: Supporting Pages

FY 2004 Replacement Housing Factor Grant

U.S. Department of Housing

and Urban Development

Office of Public and Indian Housing

VQ46R00150104

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001045 Estate Hoffman-Nullyberg Development	Development of the Estate Hoffman-Nullyberg site	1460	2,263,159.00	0.00	0.00	0.00	In planning stage
	Total		2,263,159.00	0.00	0.00	0.00	

**Performance & Evaluation Report
Part III
Implementation Schedule
Replacement Housing Factor Grant**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46R00150104**

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter		
		(Attach explanation)			(Attach explanation)		
		Original	Revised	Actual	Original	Revised	Actual
VQ001044 Estate Hoffman- Nullyberg	Professional fees & services related to development of the Estate Hoffman- Nullyberg site, St. Thomas	9/13/06			9/13/08		

ATTACHMENT Q

**FY2003 CFP PERFORMANCE AND EVALUATION REPORT
(Revision No. 5)**

ANNUAL STATEMENT
Part I: Summary
Capital Fund 2003

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

Budget Revision No. 5

HA Name		Comprehensive Grant Number		FFY of Grant Approval	
Virgin Islands Housing Authority		VQ46P00150103		2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2005	
Summary by Development Account		Total Estimated Cost		Actual Cost	
Line No.		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	957,186.40	957,186.40	957,186.40	957,186.40
3	1408 Management Improvements	921,828.52	921,828.52	671,828.52	476,778.35
4	1410 Administration	434,452.75	434,452.75	429,230.75	432,497.96
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	484,964.75	484,964.75	470,964.75	398,257.61
8	1440 Site Acquisition	0.00	72,960.00	0.00	0.00
9	1450 Site Improvement	365,250.00	325,648.80	77,460.80	77,460.80
10	1460 Dwelling Structures	1,529,807.96	1,406,449.16	836,916.46	782,064.96
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures	65,000.00	65,000.00	0.00	0.00
13	1475 Non-Dwelling Equipment	0.00	90,000.00	90,000.00	115,744.00
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost	27,441.62	27,441.62	0.00	0.00
18	1499 Development Activities				
19	1502 Contingency (may not exceed 10% of Line 20)				
20	Amount of Annual Grant (Sum of Lines 2-17)	4,785,932.00	4,785,932.00	3,533,587.68	3,239,990.08
21	Amount of Line 17 related to LBP abatement	0.00	0.00	0.00	0.00
22	Amount of Line 17 related to Section 504 Compliance	0.00	0.00	0.00	0.00
23	Amount of Line 17 related to Security	0.00	0.00	0.00	0.00
24	Amount of Line 17 related to Energy Conservation				
1) Management Improvement cost may not exceed 20% of Line 20					
2) Administrative cost may not exceed 10% of Line 20					

**Performance & Evaluation Report
ANNUAL STATEMENT
Part II: Supporting Pages
Capital Fund 2003**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46P00150103**

Budget Revision No. 5

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of
			Original	Revised	Funds Obligated	Funds Expended	Proposed Work
HA-Wide	Operations	1406	957,186.40	957,186.40	957,186.40	957,186.40	Completed
HA-Wide	1) Reduce outstanding work orders	1408	302,110.88	302,110.88	302,110.88	321,384.91	Completed
HA-Wide	2) Reduce TARS	1408	152,893.05	152,893.05	152,893.05	22,387.97	Completed
HA-Wide	3) Timely Fund Obligation	1408	106,518.42	106,518.42	106,518.42	110,258.72	Completed
HA-Wide	4) Information Technology Personnel	1408	110,306.17	110,306.17	110,306.17	22,746.75	Completed
HA-Wide	5) Information Systems Upgrade & Maintenance	1408	250,000.00	250,000.00	0.00	0.00	Reprogrammed
HA-Wide	Salaries	1410	422,452.75	422,452.75	422,452.75	425,719.96	Completed
HA-Wide	Sundry	1410	6,000.00	6,000.00	1,055.25	1,055.25	In progress
HA-Wide	Travel	1410	6,000.00	6,000.00	5,722.75	5,722.75	In progress
HA-Wide	Salaries	1430	470,964.75	470,964.75	470,964.75	398,257.61	Completed
HA-Wide	Blueprinting, Specifications	1430	14,000.00	14,000.00	0.00	0.00	In progress
HA-Wide	Property Appraisals	1440.5	0.00	13,600.00	0.00	0.00	To be reprogrammed
VQ001006	VQ6 deChabert Appraisal	1440.5	0.00	5,500.00	0.00	0.00	To be reprogrammed
VQ001006	VQ6 deChabert Survey	1440.5	0.00	6,500.00	0.00	0.00	To be reprogrammed
VQ001014	VQ14 Appraisal, Comm Center	1440.5	0.00	1,030.00	0.00	0.00	To be reprogrammed
VQ001015	VQ15 Appraisals, Units 70,98,180	1440.5	0.00	4,800.00	0.00	0.00	To be reprogrammed
VQ001015	VQ15 Appraisals, 3 Units/Homeownership	1440.5	0.00	9,000.00	0.00	0.00	To be reprogrammed
VQ001015	VQ15 Appraisal, Comm Center	1440.5	0.00	1,030.00	0.00	0.00	To be reprogrammed
VQ001015	VQ15 Surveys, Units 70,98,180	1440.5	0.00	7,500.00	0.00	0.00	To be reprogrammed
VQ001020	VQ20 Hodge Pav Com Bldg Appraisal	1440.5	0.00	5,500.00	0.00	0.00	To be reprogrammed
VQ001020	VQ20 Hodge Pav Comm Bldg Survey	1440.5	0.00	6,500.00	0.00	0.00	To be reprogrammed
VQ001031	VQ31 Appraisal, 1 Unit/Homeownership	1440.5	0.00	3,000.00	0.00	0.00	To be reprogrammed
VQ001034	VQ34 Appraisal, 2 Units/Homeownership	1440.5	0.00	6,000.00	0.00	0.00	To be reprogrammed
VQ001032	VQ32 Appraisal, 1 Unit/Homeownership	1440.5	0.00	3,000.00	0.00	0.00	To be reprogrammed
VQ001002	Repair Site Light Pole, Security Lighting	1450	65,000.00	60,210.00	0.00	0.00	In progress
VQ001003	Installation of Driveway @ Basketball Ct.	1450	26,250.00	26,250.00	0.00	0.00	In progress
VQ001004A	Installation of Handrails at Sidewalks	1450	16,000.00	0.00	0.00	0.00	Reprogrammed

General Description of Major Work Categories	Development	Estimated Cost		Total Actual Cost		Status of
	Account	Original	Revised	Funds	Funds	Proposed Work
	Number			Obligated	Expended	
Upgrade Manhole	1450	3,000.00	0.00	0.00	0.00	Reprogrammed
Rectify Ground Flooding/YthBld/Bld 23, U 154	1450	60,000.00	0.00	0.00	0.00	Reprogrammed
Sitework/Drainage/handrails/Stairwells	1450	45,000.00	45,000.00	0.00	0.00	Reprogrammed
Install Water Lines/Meters (CDBG Match)	1450	65,000.00	65,000.00	0.00	0.00	Reprogrammed
Repair Sidewalk & Retaining Wall	1450	0.00	64,780.80	64,780.80	64,780.80	Completed
Remove/Repl Sewer Lines/Manholes, Phase I	1450	85,000.00	0.00	0.00	0.00	Reprogrammed
Change Order to PO#10611	1450	0.00	4,790.00	4,790.00	4,790.00	
Replace corroded underground gas line	1450	0.00	7,890.00	7,890.00	7,890.00	
VQ3, Driveway/Parking/Retaining Wall	1450	0.00	51,728.00	0.00	0.00	Reprogrammed
Salaries	1460	734,807.96	734,807.96	734,807.96	668,256.46	
HA-Wide Dwelling Structure Rehabilitation	1460	175,000.00	22,104.46	1,192.50	12,892.50	
Pearson Gardens concrete repairs	1460	0.00	76,536.74	0.00	0.00	
Structural Repairs, Bldg 1, Unit 1	1460	10,000.00	0.00	0.00	0.00	Reprogrammed
Repairs to Egress Windows	1460	45,000.00	0.00	0.00	0.00	Reprogrammed
Install Water Heaters - Bldgs 4, 5, 20 & 22	1460	50,000.00	0.00	0.00	0.00	Reprogrammed
Roof Resurfacing - Bldg. 43	1460	25,000.00	0.00	0.00	0.00	Reprogrammed
Installation of Handrails	1460	0.00	103,000.00	95,456.00	95,456.00	
Install Water Heaters - Bldgs 4, 5, 6 & 7	1460	70,000.00	0.00	0.00	0.00	Reprogrammed
Install Handrails @ Community Center Building	1460	40,000.00	40,000.00	0.00	0.00	
Install mailboxes	1460	30,000.00	12,000.00	5,460.00	5,460.00	
Enclosure of Meter Banks	1460	15,000.00	0.00	0.00	0.00	Reprogrammed
Install Nurse Call/Emergency Exit/Fire System	1460	60,000.00	60,000.00	0.00	0.00	
OSHA Violations for Elevator	1460	5,000.00	5,000.00	0.00	0.00	
OSHA Violations for Handrails - 4, 5, 7 & 8	1460	35,000.00	35,000.00	0.00	0.00	
Remove/Replace Gas Lines, Bldgs A,B,C,D,E	1460	35,000.00	175,000.00	0.00	0.00	
Removal/Replacement of Gas Lines	1460	200,000.00	0.00	0.00	0.00	Reprogrammed
VQ4A, Repair fire damage Bldg 11, Apt 22	1460	0.00	26,000.00	0.00	0.00	
VQ5, Repair fire damage Bldg 1, Apt 3	1460	0.00	28,000.00	0.00	0.00	
VQ7, Repair fire damage Bldg 1, Apt 75	1460	0.00	25,000.00	0.00	0.00	
VQ19, Repair fire damage Bldg E, Apt 314	1460	0.00	64,000.00	0.00	0.00	
Install Generator Fuel Tank/Enclosure	1470	65,000.00	65,000.00	0.00	0.00	
1 Cherry Picker, 2 Fork Lifts	1475	0.00	90,000.00	90,000.00	115,744.00	
Relocation	1495	27,441.62	27,441.62	0.00	0.00	
		4,785,932.00	4,785,932.00	3,533,587.68	3,239,990.08	

Performance & Evaluation Report
 Part III
 Implementation Schedule
 Capital Fund 2003

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing
 VQ46P00150103

Budget Revision No. 5

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates
		(Attach explanation)			(Attach explanation)			
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Operations	Jun-05			Jun-07			
HA-Wide	Management Improvement Salaries	Jun-05			Jun-07			
HA-Wide	Information Systems Upgrade & Maintenance	Jun-05			Jun-07			
HA-Wide	Administrative Salaries	Jun-05			Jun-07			
HA-Wide	Sundry	Jun-05			Jun-07			
HA-Wide	Travel	Jun-05			Jun-07			
HA-Wide	Salaries	Jun-05			Jun-07			
HA-Wide	Blueprinting, Specifications	Jun-05			Jun-07			
HA-Wide	Property Appraisals	Jun-05			Jun-07			
VQ001002	Repair Site Light Pole, Security Lighting	Jun-05			Jun-07			
VQ001003	Installation of Driveway @ Basketball Ct.	Jun-05			Jun-07			
VQ001004A	Installation of Handrails at Sidewalks	Jun-05			Jun-07			
VQ001004C	Upgrade Manhole	Jun-05			Jun-07			
VQ001008	RectifyGround Flooding/YthBld/Bld 23, U 154	Jun-05			Jun-07			
VQ001012	Sitework/Drainage/handrails/Stairwells	Jun-05			Jun-07			
VQ001015	Install Water Lines/Meters (CDBG Match)	Jun-05			Jun-07			
VQ001019	Repair Sidewalk & Retaining Wall	Jun-05			Jun-07			
VQ001020	Remove/Repl Sewer Lines/Manholes, Phase I	Jun-05			Jun-07			
VQ001044	Change Order to PO#10611	Jun-05			Jun-07			
HA-Wide	Salaries	Jun-05			Jun-07			
HA-Wide	HA-Wide Dwelling Structure Rehabilitation	Jun-05			Jun-07			
VQ001001	Pearson Gardens concrete repairs	Jun-05			Jun-07			
VQ001001	Structural Repairs, Bldg 1, Unit 1	Jun-05			Jun-07			
VQ001004A/9	Repairs to Egress Windows	Jun-05			Jun-07			
VQ001004B	Install Water Heaters - Bldgs 4, 5, 20 & 22	Jun-05			Jun-07			
VQ001005	Roof Resurfacing - Bldg. 43	Jun-05			Jun-07			
VQ001005	Installation of Handrails	Jun-05			Jun-07			
VQ001005	Install Water Heaters - Bldgs 4, 5, 6 & 7	Jun-05			Jun-07			
VQ001007	Install Handrails @ Community Center Building	Jun-05			Jun-07			
VQ001008	Install mailboxes	Jun-05			Jun-07			
VQ001008	Enclosure of Meter Banks	Jun-05			Jun-07			
VQ001010	Install Nurse Call/Emergency Exit/Fire System	Jun-05			Jun-07			
VQ001011	OSHA Violations for Elevator	Jun-05			Jun-07			
VQ001011	OSHA Violations for Handrails - 4, 5, 7 & 8	Jun-05			Jun-07			
VQ001016	Remove/Replace Gas Lines, Bldgs A,B,C,D,E	Jun-05			Jun-07			
VQ001019	Removal/Replacement of Gas Lines	Jun-05			Jun-07			
VQ001020	Install Generator Fuel Tank/Enclosure	Jun-05			Jun-07			
Cent- STT	1 Cherry Picker, 2 Fork Lifts	Jun-05			Jun-07			
HA-Wide	Relocation	Jun-05			Jun-07			
VQ001006	VQ6 deChabert Appraisal	Jun-06			Jun-07			
VQ001006	VQ6 deChabert Survey	Jun-06			Jun-07			
VQ001014	VQ14 Appraisal, Comm Center	Jun-06			Jun-07			
VQ001015	VQ15 Appraisals, Units 70,98,180	Jun-06			Jun-07			
VQ001015	VQ15 Appraisals, 3 Units/Homeownership	Jun-06			Jun-07			
VQ001015	VQ15 Appraisal, Comm Center	Jun-06			Jun-07			
VQ001015	VQ15 Surveys, Units 70,98,180	Jun-06			Jun-07			
VQ001020	VQ20 Hodge Pav Com Bldg Appraisal	Jun-06			Jun-07			
VQ001020	VQ20 Hodge Pav Comm Bldg Survey	Jun-06			Jun-07			
VQ001031	VQ31 Appraisal, 1 Unit/Homeownership	Jun-06			Jun-07			
VQ001034	VQ34 Appraisal, 2 Units/Homeownership	Jun-06			Jun-07			
VQ001032	VQ32 Appraisal, 1 Unit/Homeownership	Jun-06			Jun-07			
VQ001003	VQ3, Driveway/Parking/Retaining Wall	Jun-06			Jun-07			
VQ001004A	VQ4A, Repair fire damage/Bldg 11, Apt 22	Jun-06			Jun-07			
VQ001005	VQ5, Repair fire damage/Bldg 1, Apt 3	Jun-06			Jun-07			
VQ001007	VQ7, Repair fire damage/Bldg 1, Apt 75	Jun-06			Jun-07			

ATTACHMENT R

**FY2003 CFP SUPPLEMENTAL GRANT PERFORMANCE AND EVALUATION REPORT
(Revision No. 10)**

Performance & Evaluation Report
 Annual Statement
 Part I: Summary
 Capital Fund 2003 Supplemental Grant

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

Budget Revision No. 10

HA Name		Comprehensive Grant Number		FFY of Grant Approval	
Virgin Islands Housing Authority		VQ46P00150203		2003	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2005	
Summary by Development Account		Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
Line No.					
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0.00	50,780.00		
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	0.00	11,170.00	0.00	0.00
10	1460 Dwelling Structures	1,578,000.00	1,386,050.00	152,440.53	109,120.25
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures	29,640.00	131,586.00	0.00	0.00
13	1475 Non-Dwelling Equipment	0.00	28,054.00	0.00	0.00
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-18)	1,607,640.00	1,607,640.00	152,440.53	109,120.25
21	Amount of Line 17 related to LBP abatement	200,000.00	200,000.00	0.00	0.00
22	Amount of Line 17 related to Section 504 Compliance	500,000.00	500,000.00	0.00	0.00
23	Amount of Line 17 related to Security	20,000.00	20,000.00	0.00	0.00
24	Amount of Line 17 related to Energy Conservation				
1) Management Improvement cost may not exceed 20% of Line 20					
2) Administrative cost may not exceed 10% of Line 20					

Performance & Evaluation Report
ANNUAL STATEMENT
 Part II, Supporting Pages
Capital Fund 2003, Supplemental Grant

**U.S. Department of Housing
 and Urban Development**
Office of Public and Indian Housing
VQ46P00150203

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001007	VQ7 Appraisals, Bldgs 1, 2 & 3	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001007	VQ7 Property Surveys, Bldgs 1, 2 & 3	1430	0.00	7,420.00	0.00	0.00	In progress
VQ001013	VQ13 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001013	VQ13 Property Survey, Comm Center	1430	0.00	3,710.00	0.00	0.00	In progress
VQ001014	VQ14 Appraisals, Bldgs 70 & 216/217	1430	0.00	2,940.00	0.00	0.00	In progress
VQ001014	VQ14 Appraisal, Comm Center	1430	0.00	1,470.00	0.00	0.00	In progress
VQ001014	VQ14 Property surveys, Bldgs 70 & 216/217	1430	0.00	5,775.00	0.00	0.00	In progress
VQ001014	VQ14 Property survey, Comm Center	1430	0.00	2,887.50	0.00	0.00	In progress
VQ001015	VQ15 Appraisal, Comm Center	1430	0.00	1,470.00	0.00	0.00	In progress
VQ001015	VQ15 Property survey, Comm Center	1430	0.00	2,887.50	0.00	0.00	In progress
VQ001031	VQ31 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001031	VQ31 Property Survey, Comm Center	1430	0.00	3,710.00	0.00	0.00	In progress
VQ001032	VQ32 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001032	VQ32 Property Survey, Comm Center	1430	0.00	3,710.00	0.00	0.00	In progress
VQ001034	VQ34 Appraisal, Comm Center	1430	0.00	2,960.00	0.00	0.00	In progress
VQ001005	PVC Sewer Line, Bldgs 44,45	1450	0.00	6,350.00	0.00	0.00	In progress
VQ001044	Contant Knolls Tot Lot Equipment	1450	0.00	4,820.00	0.00	0.00	In progress
VQ001019	Floor Tile Asbestos Abatement/Unit Repairs	1460	550,000.00	0.00	0.00	0.00	Reprogrammed
VQ001021	Installation of Security/Entrance Gate	1460	20,000.00	26,418.00	0.00	0.00	In progress
VQ001021	Remove/Repl Generator/Fuel Tank/Building	1460	110,000.00	103,582.00	0.00	0.00	In progress
VQ001022	Removal/Replacement of Balancing Lines	1460	10,000.00	0.00	0.00	0.00	Reprogrammed
VQ001022	Exterior Painting	1460	65,000.00	49,662.97	0.00	0.00	In progress
VQ001022	Exterior Painting, Force Account Labor	1460	0.00	15,337.03	0.00	0.00	In progress
VQ001022	Removal/Replacement of Damaged Stairs	1460	35,000.00	0.00	0.00	0.00	Reprogrammed
VQ001044	Tot Lot Installation/Improvements, Contant Knolls	1460	8,000.00	8,000.00	0.00	0.00	In progress

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of
			Original	Revised	Funds Obligated	Funds Expended	Proposed Work
HA-Wide	Installation/Maintenance of Fire Extinguishers	1460	80,000.00	0.00	0.00	0.00	Reprogrammed
VQ001001	Lead-Based Paint Abatement	1460	200,000.00	0.00	0.00	0.00	Reprogrammed
HA-Wide	Section 504 handicapped Access Alterations	1460	500,000.00	500,000.00	0.00	0.00	In progress
VQ2,8,15,21	Vacant Unit Repairs STX, Contract No. 2004-029-02	1460	0.00	0.00	0.00	0.00	Reprogrammed
HA-Wide STT	Change Orders #2 and #3, Contract No. 2004-030	1460	0.00	30,445.10	30,445.10	30,445.10	Completed
HA-Wide STX	Vacant Units, Asb & LBP, Contract No. 2004-030	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ1/VQ19	Vacant Unit Repairs, Asbestos & LBP Abatement	1460	0.00	450,000.00	0.00	0.00	In progress
VQ2,8,15,21	Contract No. 2004-029-02 Incentive Payment	1460	0.00	22,000.00	22,000.00	0.00	In progress
HA-Wide STX	Contract No. 2004-031-02 Incentive Payment	1460	0.00	18,000.00	18,000.00	13,000.00	In progress
HA-Wide	Comprehensive Rehabilitation	1460	0.00	127,604.90	81,995.43	65,675.15	In progress
HA-Wide STT	Vacant Unit Repairs STT FY05, Indefinite Quantity	1460	0.00	156,946.00	0.00	0.00	In progress
VQ001016	Upgrade of Electrical Service	1470	20,000.00	0.00	0.00	0.00	Reprogrammed
VQ001018	Repairs to Central Office Generator STX	1470	9,640.00	9,640.00	0.00	0.00	In progress
HA-Wide	1 Cherry Picker, 2 Fork Lifts	1475	0.00	0.00	0.00	0.00	Reprogrammed
VQ001018	Install new A/C in Executive Suite STX	1475	0.00	28,054.00	0.00	0.00	In progress
Total:			1,607,640.00	1,607,640.00	152,440.53	109,120.25	

Performance & Evaluation Report
 Part III
 Implementation Schedule
 Capital Fund 2003 Supplemental Grant

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing
 VQ46P00150203

Budget Revision No. 10

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates
		(Attach explanation)			(Attach explanation)			
		Original	Revised	Actual	Original	Revised	Actual	
VQ001007	VQ7 Appraisals, Bldgs 1, 2 & 3	2/12/2006			2/12/2008			
VQ001007	VQ7 Property Surveys, Bldgs 1, 2 & 3	2/12/2006			2/12/2008			
VQ001013	VQ13 Appraisal, Comm Center	2/12/2006			2/12/2008			
VQ001013	VQ13 Property Survey, Comm Center	2/12/2006			2/12/2008			
VQ001014	VQ14 Appraisals, Bldgs 70 & 216/217	2/12/2006			2/12/2008			
VQ001014	VQ14 Appraisal, Comm Center	2/12/2006			2/12/2008			
VQ001014	VQ14 Property surveys, Bldgs 70 & 216/217	2/12/2006			2/12/2008			
VQ001014	VQ14 Property survey, Comm Center	2/12/2006			2/12/2008			
VQ001015	VQ15 Appraisal, Comm Center	2/12/2006			2/12/2008			
VQ001015	VQ15 Property survey, Comm Center	2/12/2006			2/12/2008			
VQ001031	VQ31 Appraisal, Comm Center	2/12/2006			2/12/2008			
VQ001031	VQ31 Property Survey, Comm Center	2/12/2006			2/12/2008			
VQ001032	VQ32 Appraisal, Comm Center	2/12/2006			2/12/2008			
VQ001032	VQ32 Property Survey, Comm Center	2/12/2006			2/12/2008			
VQ001034	VQ34 Appraisal, Comm Center	2/12/2006			2/12/2008			
VQ001005	PVC Sewer Line, Bldgs 44,45	2/12/2006			2/12/2008			
VQ001044	Contant Knolls Tot Lot Equipment	2/12/2006			2/12/2008			
VQ001019	Floor Tile Asbestos Abatement/Unit Repairs	2/12/2006			2/12/2008			
VQ001021	Installation of Security/Entrance Gate	2/12/2006			2/12/2008			
VQ001021	Remove/Repl Generator/Fuel Tank/Building	2/12/2006			2/12/2008			
VQ001022	Removal/Replacement of Balancing Lines	2/12/2006			2/12/2008			
VQ001022	Exterior Painting	2/12/2006			2/12/2008			
VQ001022	Exterior Painting, Force Account Labor	2/12/2006			2/12/2008			
VQ001022	Removal/Replacement of Damaged Stairs	2/12/2006			2/12/2008			
VQ001044	Tot Lot Installation/Improvements, Contant Knolls	2/12/2006			2/12/2008			
HA-Wide	Installation/Maintenance of Fire Extinguishers	2/12/2006			2/12/2008			
VQ001001	Lead-Based Paint Abatement	2/12/2006			2/12/2008			
HA-Wide	Section 504 handicapped Access Alterations	2/12/2006			2/12/2008			
VQ2,8,15,21	Vacant Unit Repairs STX, Contract No. 2004-029-02	2/12/2006			2/12/2008			
HA-Wide STT	Change Orders #2 and #3, Contract No. 2004-030	2/12/2006			2/12/2008			
HA-Wide STX	Vacant Units, Asb & LBP, Contract No. 2004-030	2/12/2006			2/12/2008			
VQ1/VQ19	Vacant Unit Repairs, Asbestos & LBP Abatement	2/12/2006			2/12/2008			
VQ2,8,15,21	Contract No. 2004-029-02 Incentive Payment	2/12/2006			2/12/2008			
HA-Wide STX	Contract No. 2004-031-02 Incentive Payment	2/12/2006			2/12/2008			
HA-Wide	Comprehensive Rehabilitation	2/12/2006			2/12/2008			
HA-Wide STT	Vacant Unit Repairs STT FY05, Indefinite Quantity	2/12/2006			2/12/2008			
VQ001016	Upgrade of Electrical Service	2/12/2006			2/12/2008			
VQ001018	Repairs to Central Office Generator STX	2/12/2006			2/12/2008			
HA-Wide	1 Cherry Picker, 2 Fork Lifts	2/12/2006			2/12/2008			
VQ001018	Install new A/C in Executive Suite STX	2/12/2006			2/12/2008			

ATTACHMENT S

FY2003 RHF PERFORMANCE AND EVALUATION REPORT

ANNUAL STATEMENT
Performance & Evaluation Report
Part I: Summary
Capital Fund

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

HA Name V.I. Housing Authority		Comprehensive Grant Number VQ46R00150103		FFY of Grant Approval 2003	
Original Annual Statement <input type="checkbox"/>		Revised Annual Statement <input type="checkbox"/>		X Performance & Evaluation Report for Program Year ending 2005	
Summary by Development Account Line No.		Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	1,625,675.00	1,625,675.00	0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)	1,625,675.00	1,625,675.00	0.00	0.00
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				
1) Management Improvement cost may not exceed 20% of Line 20					

ANNUAL STATEMENT
Performance and Evaluation Report
Part II: Supporting Pages
FY 2003 Replacement Housing Factor Grant

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing
VQ46P00150103

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001044 Estate Hoffman- Nullyberg	Professional fees & services related to development of the Estate Hoffman-Nullyberg site	1430	1,625,675.00	0.00	0.00	0.00	Under contract negotiation
	Total		1,625,675.00	0.00	0.00	0.00	

**Performance & Evaluation Report
Part III
Implementation Schedule
Replacement Housing Factor Grant, FY 2003**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing
VQ46R00150103**

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter		
		(Attach explanation)			(Attach explanation)		
		Original	Revised	Actual	Original	Revised	Actual
VQ001044 Estate Hoffman- Nullyberg	Professional fees & services related to development of the Estate Hoffman- Nullyberg site, St. Thomas	09/16/05			09/16/07		

ATTACHMENT T

**FY2002 CFP PERFORMANCE AND EVALUATION REPORT
(Revision No. 18)**

Performance & Evaluation Report
 ANNUAL STATEMENT
 Part I: Summary
 Capital Fund 2002

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

Budget Revision No. 18

HA Name		Comprehensive Grant Number		FFY of Grant Approval	
V.I. Housing Authority		VQ46R00150102		2002	
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2005	
Summary by Development Account Line No.		Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations	1,744,000.00	1,744,000.00	1,744,000.00	1,743,300.00
3	1408 Management Improvements	1,571,109.00	1,263,946.05	1,263,946.05	1,276,736.05
4	1410 Administration	865,457.00	872,070.40	850,633.36	850,633.36
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	210,954.00	50,596.45	50,596.45	63,644.43
8	1440 Site Acquisition				
9	1450 Site Improvement	100,000.00	88,009.56	56,163.54	33,625.56
10	1460 Dwelling Structures	3,673,562.00	4,307,275.34	3,600,763.09	3,600,763.09
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures	294,622.00	49,206.20	44,647.00	42,047.00
13	1475 Non-Dwelling Equipment	135,500.00	220,100.00	175,246.45	175,246.45
14	1485 Demolition	0.00	0.00	0.00	0.00
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost	125,500.00	125,500.00	86,618.42	86,618.42
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-18)	8,720,704.00	8,720,704.00	7,872,614.36	7,872,614.36
21	Amount of Line 17 related to LBP abatement	0.00	95,304.63	95,304.63	66,999.45
22	Amount of Line 17 related to Section 504 Compliance	0.00	6,576.00	676.00	676.00
23	Amount of Line 17 related to Security	294,622.00	42,047.00	42,047.00	42,047.00
24	Amount of Line 17 related to Energy Conservation	0.00	48,000.00	48,000.00	15,345.43
1) Management Improvement cost may not exceed 20% of Line 20					
2) Administrative cost may not exceed 10% of Line 20					

ANNUAL STATEMENT
Performance and Evaluation Report
Part II: Supporting Pages
Capital Fund 2002

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing
VQ46P00150102

Budget Revision No. 18

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Work
			Original	Revised	Funds Obligated	Funds Expended	
HA-Wide	Operations	1406	1,744,000.00	1,744,000.00	1,744,000.00	1,743,300.00	Completed
HA-Wide	1) Reduce outstanding work orders	1408	409,749.00	339,749.00	339,749.00	339,749.00	Completed
HA-Wide	2) Improve Unit Turnaround	1408	415,367.00	340,367.00	340,367.00	340,367.00	Completed
HA-Wide	3) Reduce TARS	1408	160,537.00	120,359.65	120,359.65	120,359.65	Completed
HA-Wide	4) Increase Participation in Resident Initiatives	1408	215,690.00	24,619.41	24,619.41	24,619.41	Completed
HA-Wide	5) Timely Fund Obligation	1408	114,260.00	114,260.00	114,260.00	114,260.00	Completed
HA-Wide	6) Annual Inspection	1408	90,000.00	0.00	0.00	0.00	Reprogrammed
HA-Wide	7) Information Systems Upgrade & Maintenance	1408	165,506.00	165,506.00	165,506.00	165,506.00	Completed
HA-Wide	8) Emphasys software & additional services	1408	0.00	25,022.95	25,022.95	37,812.95	Completed
HA-Wide	9) IT software & additional services (2)	1408	0.00	124,695.86	124,695.86	124,695.86	Completed
HA-Wide	Summer Youth Program 2003 STT	1408	0.00	8,765.02	8,765.02	8,765.02	Completed
HA-Wide	Summer Youth Program 2003 STX	1408	0.00	601.16	601.16	601.16	Completed
HA-Wide	Administration	1410	865,457.00	858,789.55	850,633.36	850,633.36	Completed
HA-Wide	Engineering Books & Catalogs	1410	0.00	13,280.85	0.00	0.00	In progress
HA-Wide	Inspection costs for disaster recovery	1430	210,954.00	36,353.00	36,353.00	43,253.00	Completed
HA-Wide	Fees & Costs	1430	0.00	13,243.45	13,243.45	19,391.43	In progress
HA-Wide	Const. Mgt. Software & Training	1430	0.00	1,000.00	1,000.00	1,000.00	In progress
HA-Wide	Site Improvements	1450	100,000.00	50,645.56	33,625.56	33,625.56	In progress
VQ001007	Install Swale at Bldg #9	1450	0.00	24,025.00	22,537.98	0.00	Completed
VQ44	Tot Lot/Retaining Wall	1450	0.00	13,339.00	0.00	0.00	In progress
HA-Wide	Modernization - STX	1460	1,010,541.00	382,403.54	382,403.54	382,403.54	Completed
HA-Wide	Modernization - STT/STJ	1460	1,153,521.00	115,820.70	115,820.70	115,820.70	Completed
HA-Wide	Extraordinary Maintenance-STX	1460	650,000.00	664,910.00	664,910.00	664,910.00	Completed
HA-Wide	Non-routine Maintenance-STX 2003	1460	0.00	160,363.83	160,363.83	160,363.83	Completed
HA-Wide	Extraordinary Maintenance-STT/STJ	1460	650,000.00	27,136.00	27,136.00	27,136.00	Completed
HA-Wide	Homeownership repairs	1460	209,500.00	0.00	0.00	0.00	Reprogrammed
HA-Wide	Homeownership repairs (2)	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001020	Asbestos Tile Abatement & Extr. Maint.	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001016	Bldgs #10 through #18, and #22	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001019	Asbestos tile removal and replacement	1460	0.00	44,611.60	44,611.60	44,611.60	Completed
VQ001019	Asbestos tile removal and replacement (2)	1460	0.00	99,490.00	99,490.00	99,490.00	Completed

Development Number/Name	General Description of Major Work Categories	Development Account Number	Total Estimated Cost		Total Actual Cost		Status of Work Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001020	Asbestos Abatement/Rehab CO#1	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ001005	Electrical Upgrade	1460	0.00	276,540.00	276,540.00	276,540.00	Completed
VQ001001	LBP Abatement	1460	0.00	95,304.63	95,304.63	95,304.63	Completed
VQ001033	Roof Repairs	1460	0.00	39,353.84	39,353.84	39,353.84	Completed
HA-Wide	Concrete repairs - 5 STX Communities	1460	0.00	0.00	0.00	0.00	Reprogrammed
VQ1015 & 21	Roof Repairs	1460	0.00	229,526.52	229,526.52	229,526.52	Completed
VQ001016	Change Order #4, Bldgs 10 thru 18 & 22	1460	0.00	52,339.70	52,339.70	52,339.70	Completed
VQ001016	Change Order #5, Bldgs 10 thru 18 & 22	1460	0.00	307,642.44	307,642.44	307,642.44	Completed
VQ001016	Bldgs 10 thru 18 & 22 (2)	1460	0.00	2,071.74	2,071.74	2,071.74	Completed
HA-Wide	Vacant Units, Abate Asb/LBP STT	1460	0.00	964,968.65	876,840.97	876,840.97	Completed
HA-Wide	Vacant Unit Repairs STX	1460	0.00	83,250.00	83,250.00	83,250.00	Completed
HA-Wide	Vacant Unit Repairs STT/STX	1460	0.00	175,249.51	143,157.58	143,157.58	Completed
VQ001001	Concrete Repairs/Ext Painting	1460	0.00	48,633.51	0.00	0.00	In progress
VQ001024A	Soffit System Replacement	1460	0.00	137,659.13	0.00	0.00	In progress
HA-Wide	Vacant Units STX, Indefinite Quantity	1460	0.00	400,000.00	0.00	0.00	In progress
HA-Wide	HA-wide Security Gates	1470	294,622.00	42,047.00	42,047.00	42,047.00	Completed
VQ001034	Install computer lab at community center	1470	0.00	3,759.20	0.00	0.00	In bid process
VQ001013	Replace floor tiles	1470	0.00	2,600.00	2,600.00	0.00	In bid process
VQ00104A	Community Bldg Pipe Repairs	1470	0.00	800.00	0.00	0.00	In design stage
HA-Wide	Non-dwelling equipment	1475	135,500.00	135,500.00	105,818.33	105,818.33	Completed
HA-Wide	Mainframe computer	1475	0.00	75,000.00	60,848.12	60,848.12	Completed
VQ001016	STT Central Office IT Plant, A/C Unit	1475	0.00	9,600.00	8,580.00	8,580.00	In bid process
VQ001016	Bldg #6 demolition and asbestos abatement	1485	0.00	0.00	0.00	0.00	Reprogrammed
PHA-Wide	Relocation	1495	<u>\$125,500.00</u>	<u>\$125,500.00</u>	<u>86,618.42</u>	<u>86,618.42</u>	In progress
	Total		\$8,720,704.00	\$8,720,704.00	\$7,872,614.36	\$7,872,614.36	

Performance & Evaluation Report
Part III
Implementation Schedule
Capital Fund 2002

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing
VQ46P00150102

Budget Revision No. 18

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates
		(Attach explanation)			(Attach explanation)			
		Original	Revised	Actual	Original	Revised	Actual	
HA-Wide	Operations	Jun-04		Jun-04	Jun-06		Jun-04	Funds reprogrammed
HA-Wide	1) Reduce outstanding work orders	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	2) Improve Unit Turnaround	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	3) Reduce TARS	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	4) Increase Participation in Resident Initiatives	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	5) Timely Fund Obligation	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	6) Annual Inspection	Jun-04		N/A	Jun-06		N/A	
HA-Wide	7) Information Systems Upgrade & Maintenance	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	8) Emphasys software & additional services	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	9) IT software & additional services (2)	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	Summer Youth Program 2003 STT	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	Summer Youth Program 2003 STX	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	Administration	Jun-04	Jun-05		Jun-06			
HA-Wide	Inspection costs for disaster recovery	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	STT 504 Design	Jun-04	Jun-05		Jun-06			
HA-Wide	Const. Mgt. Software & Training	Jun-04	Jun-05		Jun-06			
HA-Wide	Upgrade Recreational Infrastructure	Jun-04	Jun-05		Jun-06			
VQ001007	Install Swale at Bldg #9	Jun-04	Jun-05		Jun-06		Jun-04	
HA-Wide	Modernization - STX	Jun-04	Jun-05		Jun-06			
HA-Wide	Modernization - STT/STJ	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	Extraordinary Maintenance-STX	Jun-04		Jun-04	Jun-06			
HA-Wide	Non-routine Maintenance-STX 2003	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	Extraordinary Maintenance-STT/STJ	Jun-04		Jun-04	Jun-06			
HA-Wide	Homeownership repairs	Jun-04		N/A	Jun-06		N/A	
HA-Wide	Homeownership repairs (2)	Jun-04		N/A	Jun-06		N/A	
VQ001020	Asbestos Tile Abatement & Extr. Maint.	Jun-04		N/A	Jun-06		N/A	
VQ001016	Bldgs #10 through #18, and #22	Jun-04		N/A	Jun-06		N/A	
VQ001019	Asbestos tile removal and replacement	Jun-04		Jun-04	Jun-06		Jun-04	
VQ001019	Asbestos tile removal and replacement (2)	Jun-04		Jun-04	Jun-06			
VQ001020	Asbestos Abatement/Rehab CO#1	Jun-04		N/A	Jun-06		N/A	

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter			Reasons for Revised Target Dates
		(Attach explanation)			(Attach explanation)			
		Original	Revised	Actual	Original	Revised	Actual	
VQ001005	Electrical Upgrade	Jun-04		Jun-04	Jun-06			
VQ001001	LBP Abatement	Jun-04		Jun-04	Jun-06			
VQ001033	Roof Repairs	Jun-04		Jun-04	Jun-06			
HA-Wide	Concrete repairs - 5 STX Communities	Jun-04		Jun-04	Jun-06			
VQ1015 & 21	Roof Repairs	Jun-04		Jun-04	Jun-06			
VQ001016	Change Order #4, Bldgs 10 thru 18 & 22	Jun-04		Jun-04	Jun-06		Jun-04	
VQ001016	Change Order #5, Bldgs 10 thru 18 & 22	Jun-04		Jun-04	Jun-06		Jun-04	
VQ001016	Bldgs 10 thru 18 & 22 (2)	Jun-04		Jun-04	Jun-06			
HA-Wide	Vacant Units, Abate Asb/LBP STT	Jun-04		Jun-04	Jun-06			
HA-Wide	Vacant Unit Repairs STX	Jun-04		Jun-04	Jun-06			
HA-Wide	Vacant Unit Repairs STT/STX	Jun-04		Jun-04	Jun-06			
HA-Wide	HA-wide Security Gates	Jun-04		Jun-04	Jun-06			
VQ001034	Install computer lab at community center	Jun-04	Jun-05		Jun-06			
VQ001013	Replace floor tiles	Jun-04	Jun-05		Jun-06			
VQ00104A	Community Bldg Pipe Repairs	Jun-04	Jun-05		Jun-06			
HA-Wide	Non-dwelling equipment	Jun-04		Jun-04	Jun-06		Jun-04	
HA-Wide	Mainframe computer	Jun-04		Jun-04	Jun-06		Jun-04	
VQ001016	STT Central Office IT Plant, A/C Unit	Jun-04	Jun-05		Jun-06			
VQ001016	Bldg #6 demolition and asbestos abatement	Jun-04		N/A	Jun-06		N/A	Funds reprogrammed
PHA-Wide	Relocation		Jun-05		Jun-06			
PHA-Wide	STX Vacant Units 2005, Indefinite Quantity	Mar-06			Jun-06			
PHA-Wide	Engineering Books & Catalogues	Mar-06			Jun-06			
VQ001044	VQ44 Tot Lot/Retaining Wall	Mar-06			Jun-06			
VQ00101	VQ1 Concrete Repairs/Ext Painting	Mar-06			Jun-06			
VQ001024A	VQ24A Soffit Sys Replacement	Mar-06			Jun-06			

ATTACHMENT U

FY2002 RHF PERFORMANCE AND EVALUATION REPORT

ANNUAL STATEMENT
Performance & Evaluation Report
Part I: Summary
Replacement Housing Factor Grant

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

HA Name V.I. Housing Authority	Grant Number VQ46R00150102	FFY of Grant Approval 2002
<input type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Revised Annual Statement	<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2004

Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000.00	586,876.89	579,530.28	579,530.28
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	783,303.00	496,426.11	496,426.11	0.00
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)	1,083,303.00	1,083,303.00	1,075,956.39	579,530.28
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				
1) Management Improvement cost may not exceed 20% of Line 20					
2) Administrative cost may not exceed 10% of Line 20					

ANNUAL STATEMENT
Performance and Evaluation Report
Part II: Supporting Pages
FY 2002 Replacement Housing Factor Grant

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing
VQ46R00150102

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
VQ001018/23 Louis E. Brown	Professional fees & services related to the revitalization of Louis E. Brown Villas	1430	300,000.00	586,876.89	579,530.28	579,530.28	VIHA's revised RHF Plan re-designates the entire 1st 5-Year Increment to be used toward the development of Estate Hoffman-Nullyberg
VQ001018/23 Louis E. Brown	Site Demolition of the Louis E. Brown community	1460	783,303.00	496,426.11	496,426.11	0.00	
	Total		1,083,303.00	1,083,303.00	1,075,956.39	579,530.28	

Performance & Evaluation Report

Part III

Implementation Schedule

Replacement Housing Factor Grant, FY 2002

U.S. Department of Housing

and Urban Development

Office of Public and Indian Hous

VQ46R00150102

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter		
		(Attach explanation)			(Attach explanation)		
		Original	Revised	Actual	Original	Revised	Actual
VQ001018/23 Louis E. Brown Villas	Professional fees & services related to the revitalization of Louis E. Brown Villas	Jun-04		Jun-04	Jun-08		
VQ001018/23 Louis E. Brown Villas	Site Demolition of the Louis E. Brown community	Jun-04		Jun-04	Jun-06		

ATTACHMENT V

FY2000 RHF PERFORMANCE AND EVALUATION REPORT

ANNUAL STATEMENT
Performance & Evaluation Report
Part I: Summary
Replacement Housing Factor Fund

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

HA Name V.I. Housing Authority		Comprehensive Grant Number VQ46R00150100		FFY of Grant Approval 2000	
<input type="checkbox"/> Original Annual Statement		Revised Annual Statement		<input checked="" type="checkbox"/> Performance & Evaluation Report for Program Year ending 2005	
Summary by Development Account Line No.		Total Estimated Cost		Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	100,000.00	757,690.00	757,690.00	719,508.25
8	1440 Site Acquisition				
9	1450 Site Improvement	140,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	517,690.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment				
12	1470 Non-Dwelling Structures				
13	1475 Non-Dwelling Equipment				
14	1485 Demolition				
16	1490 Replacement Reserve				
17	1495.1 Relocation Cost				
18	1502 Contingency (may not exceed 10% of Line 17)				
20	Amount of Annual Grant (Sum of Lines 2-16)	757,690.00	757,690.00	757,690.00	719,508.25
21	Amount of Line 17 related to LBP abatement				
22	Amount of Line 17 related to Section 504 Compliance				
23	Amount of Line 17 related to Security				
24	Amount of Line 17 related to Energy Conservation				
1) Management Improvement cost may not exceed 20% of Line 20					
2) Administrative cost may not exceed 10% of Line 20					

ANNUAL STATEMENT
Performance and Evaluation Report
Part II: Supporting Pages

FY 2000 Capital Fund Program - Replacement Housing Funds

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing
VQ46P00150100

Development Number/Name	General Description of Major Work Categories	Development Account Number	Estimated Cost		Total Actual Cost		Status of Proposed Work
			Original	Revised	Funds Obligated	Funds Expended	
Croixville	Professional services & fees related to the rehabilitation of the Croixville property	1430	100,000.00	0.00	0.00	0.00	Reprogrammed
Croixville	Site Improvement to include roadways, walkways, drainage facilities, sewers, and waterlines of the Croixville property	1450	140,000.00	0.00	0.00	0.00	Reprogrammed
Croixville	Development of the Croixville property	1460	517,690.00	0.00	0.00	0.00	Reprogrammed
VQ001045 Hoffman-Nullyberg	Professional services & fees related to the development of the Hoffman/Nullyberg site	1430	0.00	756,362.14	756,362.14	719,508.25	In progress
VQ001023 L.E. Brown	Louis E. Brown Revitalization, Phase II	1430	0.00	0.00	0.00	0.00	Reprogrammed
	Total		757,690.00	756,362.14	756,362.14	719,508.25	

Performance & Evaluation Report
 Part III
 Implementation Schedule
 Replacement Housing Factor Grant 2000

U.S. Department of Housing
 and Urban Development
 Office of Public and Indian Housing
 VQ46R00150100

Development Number/Name	Item Description	Funds Obligated End of Quarter			Funds Expended End of Quarter		
		Original	(Attach explanation)		Original	(Attach explanation)	
			Revised	Actual		Revised	Actual
VQ001045 Hoffman- Nullyberg	Professional services & fees related to the development of the Hoffman/Nullyberg site	3/11/04		3/11/04	3/11/06		