

**PHA Plans**  
**Streamlined Annual**  
**Version**

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

OMB No. 2577-0226  
(exp. 08/31/2009)

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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development, Federal Housing Administration, is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Information in PHA plans is publicly available.

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**Streamlined Annual PHA Plan**  
**for Fiscal Year: 2008**  
**PHA Name: Wise County Redevelopment**  
**and Housing Authority**

va024v01.doc

**NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.**

## Streamlined Annual PHA Plan Agency Identification

**PHA Name:** Wise County Redevelopment and Housing Authority

**PHA Number:** VA 024

**PHA Fiscal Year Beginning:** (mm/yyyy) 10/2008

**PHA Programs Administered:**

**Public Housing and Section 8**    
  **Section 8 Only**    
  **Public Housing Only**  
 Number of public housing units: 194    
 Number of S8 units:    
 Number of public housing units:  
 Number of S8 units: 751

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				

**PHA Plan Contact Information:**

Name: Mr. Monty Salyer  
TDD: 276-395-6104

Phone: 276-395-6104  
Email (if available): msalyer@wcrha.org

**Public Access to Information**

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

PHA's main administrative office    
  PHA's development management offices

**Display Locations For PHA Plans and Supporting Documents**

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.    
 Yes    
 No.

If yes, select all that apply:

Main administrative office of the PHA  
 PHA development management offices  
 Main administrative office of the local, county or State government  
 Public library    
 PHA website    
 Other (list below)

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)

**Streamlined Annual PHA Plan**  
**Fiscal Year 2008**  
 [24 CFR Part 903.12(c)]

**Table of Contents**

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

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<input checked="" type="checkbox"/>	2. Capital Improvement Needs	5
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**B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE**

**Form HUD-50076, *PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan*** identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA’s principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

- Form HUD-50070, *Certification for a Drug-Free Workplace*;**  
**Form HUD-50071, *Certification of Payments to Influence Federal Transactions*;** and  
**Form SF-LLL & SF-LLL a, *Disclosure of Lobbying Activities*.**

**1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)**

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

**A. Site-Based Waiting Lists-Previous Year**

1.  Yes  No: Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4.  Yes  No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

**B. Site-Based Waiting Lists – Coming Year**

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 next component.

1. How many site-based waiting lists will the PHA operate in the coming year? NONE
2.  Yes  No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?  
If yes, how many lists?

3.  Yes  No: May families be on more than one list simultaneously  
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
  - All PHA development management offices
  - Management offices at developments with site-based waiting lists
  - At the development to which they would like to apply
  - Other (list below)

## **2. Capital Improvement Needs**

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

### **A. Capital Fund Program**

1.  Yes  No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2.  Yes  No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability: 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.

1.  Yes  No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

<b>HOPE VI Revitalization Grant Status</b>
a. Development Name:
b. Development Number:
c. Status of Grant:
<input type="checkbox"/> Revitalization Plan under development <input type="checkbox"/> Revitalization Plan submitted, pending approval <input type="checkbox"/> Revitalization Plan approved <input type="checkbox"/> Activities pursuant to an approved Revitalization Plan underway

3.  Yes  No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?  
 If yes, list development name(s) below:

4.  Yes  No: 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:

5.  Yes  No: 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:

**3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program**  
 (if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

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

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? Five (5)

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:

- To be eligible for homeownership voucher assistance, the family must be a current voucher participant on the Wise County Redevelopment and Housing Authority program for at least two years and have maintained a record of program-compliance.
- The family must not currently own residential property. The annual income of the adult family members who will own the home must not be less than the federal minimum hourly wage multiplied by 2,000 hours (currently \$10,300) unless the family qualifies as a disabled family. In the case of a disabled family, the annual income of the adult family members who will own the home must not be less than the monthly Social Security Insurance benefit for an individual multiplied by 12 (currently \$6,624). Except in the case of an elderly or disabled family, welfare assistance is not counted in determining whether the family meets the minimum income requirement. Except in the case of elderly and disabled families, at least one adult who will own the home is currently employed on a full-time basis and has been continuously employed on a full-time basis for at least one year.
- No family member has previously been assisted under the voucher homeownership program and defaulted on the mortgage. This is a first-time homeownership program.
- The eligible family must attend and complete a homeownership-counseling program, required by the WCRHA and/or HFH.

c. What actions will the PHA undertake to implement the program this year (list)?

- Work with local housing organizations.
- Develop and implement an outreach program to find participants.

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The WCHRA has successfully sold 4 homes within the past 5 years.

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below): Habitat for Humanity – 2 years
- Demonstrating that it has other relevant experience (list experience below):  
The WCRHA Department of Community Development has been a major force in the community for providing housing. The most recent accomplishment has been the Vandiver Community with 21 homes.

## **4. Use of the Project-Based Voucher Program**

### **Intent to Use Project-Based Assistance**

Yes  No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If the answer is “no,” go to the next component. If yes, answer the following questions.

1.  Yes  No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:

- low utilization rate for vouchers due to lack of suitable rental units
- access to neighborhoods outside of high poverty areas
- other (describe below:)

2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

21 units at the Vandiver Manor Community  
117 Vandiver Dr., Coeburn, VA 24230

24 Units at the Stonebriar Apartments  
16600 Broad St., St. Paul, VA 24283

26 Units at the Gladeville Apartments  
Commonwealth St., Wise, VA 24293

(The WCRHA expects to close its acquisition of this property in June 2008 and manage it thereafter.)



### **5. PHA Statement of Consistency with the Consolidated Plan**

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (provide name here) Commonwealth of Virginia
  
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - The PHA has based its statement of needs of families on its waiting lists 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. (list below)
  - Other: (list below)
  
3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The State of Virginia’s plan has established the following housing priorities to address housing needs, which are also the priorities of the Wise County Redevelopment and Housing Authority:

1. Maintain the supply of decent, safe and sanitary rental housing that is affordable for low, very low and moderate income families.
2. The modernization of WCRHA housing for occupancy by low and very low income families.

## **6. Supporting Documents Available for Review for Streamlined Annual PHA Plans**

PHAs are to 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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA's public housing and Section 8 tenant-based waiting lists.	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/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input checked="" type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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 (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Related Plan Component</b>
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
X	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input checked="" type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

## 7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: <b>Wise County Redevelopment and Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: VA36P024501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: <b>2008</b>
<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	69,500			
3	1408 Management Improvements	69,500			
4	1410 Administration	34,500			
5	1411 Audit	4,000			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	12,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	20,000			
10	1460 Dwelling Structures	140,268			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	349,768			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Wise County Redevelopment and Housing Authority			Grant Type and Number Capital Fund Program Grant No: VA36P024501-08 Replacement Housing Factor Grant No:			Federal FY of Grant: 2008		
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	A. General Operations	1406	20%	69,500				
	B. Management Improvements	1408	20%					
	1) Computer/Communications Upgrade		LS	28,500				
	2) Staff Training/development		LS	16,000				
	3) Preventive Maint Program		LS	25,000				
	C. Administration	1410	10%	34,500				
	D. Audit	1411	LS	4,000				
	E. Fees & Costs	1430	LS	12,000				
	<b>Subtotal</b>			<b>189,500</b>				
VA 24-1 Clinchview	A. Install playground equipment	1450	LS	20,000				
	<b>Subtotal</b>			<b>20,000</b>				
VA 24-4 Litchfield Manor	A. Replace closet doors	1460	57	32,000				
	B. Renovate bathrooms	1460	35	108,268				
	<b>Subtotal</b>			<b>140,268</b>				
	<b>Grand Total</b>			<b>349,768</b>				

**7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor**

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

PHA Name: Wise County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program No: VA36P024501-08 Replacement Housing Factor No:	Federal FY of Grant: 2008
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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	6/12/10			6/12/12			
VA 24-2	6/12/10			6/12/12			
VA 24-4	6/12/10			6/12/12			

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Wise County Redevelopment and Housing Authority			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b> <input type="checkbox"/> <b>Revision No:</b>		
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY: 2009	Work Statement for Year 3 FFY Grant: PHA FY: 2010	Work Statement for Year 4 FFY Grant: PHA FY: 2011	Work Statement for Year 5 FFY Grant: PHA FY: 2012
	Annual Statement				
VA 24-1 Clinchview Apts		48,000	162,000	139,000	162,000
VA 24-2 Monte Vista & Ridgeview		28,000	0	0	0
VA 24-4 Litchfield Manor		66,000	0	0	0
VA 24-5 Appalachian Towers		20,000	0	0	0
HA Wide Operations		70,000	70,000	70,000	70,000
HA Wide Non-dwelling		0	0	23,000	0
HA Wide Other		13,000	13,000	13,000	13,000
HA Wide Mgt Improvements		70,000	70,000	70,000	70,000
HA Wide Admin		35,000	35,000	35,000	35,000
CFP Funds Listed for 5-year planning		350,000	350,000	350,000	350,000
Replacement Housing Factor Funds					

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year :__2__ FFY Grant: PHA FY: 2009			Activities for Year: __3__ FFY Grant: PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
<b>See</b>	HA Wide	A. General Operations	70,000	HA Wide	A. General Operations	70,000
<b>Annual</b>		B. Management Improvements			B. Management Improvements	
<b>Statement</b>		1) Computer/Communication Upgrades	28,000		1) Computer/Communication Upgrades	28,000
		2) Staff Training/development	17,000		2) Staff Training/development	17,000
		3)Preventive Maint Program	25,000		3)Preventive Maint Program	25,000
		C. Administration	35,000		C. Administration	35,000
		D. Audit	4,000		D. Audit	4,000
		E. Fees & Costs	9,000		E. Fees & Costs	9,000
		<b>Subtotal</b>	<b>188,000</b>		<b>Subtotal</b>	<b>188,000</b>
	VA 24-1, Clinchview	A. Repair, restripe & seal parking areas	42,000	VA 24-4, Litchfield Manor	A. Replace windows	21,000
		B. Landscape improvements	6,000		B. Replace flooring	114,000
		<b>Subtotal</b>	<b>48,000</b>		C. Cover building w/brick veneer	27,000
		<b>Subtotal</b>			<b>Subtotal</b>	<b>162,000</b>
	VA 24-2, Monte Vista & Ridgeview	A. Repair, restripe & seal parking areas	24,000			
		B. Landscape improvements	4,000			
		<b>Subtotal</b>	<b>28,000</b>			
	VA 24-4, Litchfield Manor	A. Repair drainage damage & improve landscape	22,000			
		B. Paint shutters	14,000			
		C. Replace entry door hardware	12,000			
		D. Refurbish maintenance spaces	18,000			
		<b>Subtotal</b>	<b>66,000</b>			



**8. Capital Fund Program Five-Year Action Plan**

	VA 24-5 Appalachian Towers	A. Repair, restripe & seal parking areas	20,000		
		<b>Subtotal</b>	<b>20,000</b>		
Total CFP Estimated Cost			\$350,000		\$350,000

## 8. Capital Fund Program Five-Year Action Plan

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : __4__ FFY Grant: PHA FY: 2011			Activities for Year: _5__ FFY Grant: PHA FY: 2012		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
HA Wide	A. General Operations	70,000	HA Wide	A. General Operations	70,000
	B. Management Improvements			B. Management Improvements	
	1) Computer/Communication Upgrades	28,000		1) Computer/Communication Upgrades	28,000
	2) Staff Training/development	17,000		2) Staff Training/development	17,000
	3) Preventive Maint Program	25,000		3) Preventive Maint Program	25,000
	C. Administration	35,000		C. Administration	35,000
	D. Audit	4,000		D. Audit	4,000
	E. Fees & Costs	9,000		E. Fees & Costs	9,000
	<b>Subtotal</b>	<b>188,000</b>		<b>Subtotal</b>	<b>188,000</b>
VA 24-4, Litchfield Manor	A. Cover buildings (2) w/brick veneer	139,000	VA 24-4 Litchfield Manor	A. Cover buildings (2) w/brick veneer	162,000
	<b>Subtotal</b>	<b>139,000</b>		<b>Subtotal</b>	<b>162,000</b>
HA Wide	A. Replace maintenance vehicle	23,000			
	<b>Subtotal</b>	<b>23,000</b>			
Total CFP Estimated Cost		\$350,000			\$350,000

## 2007 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-07 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <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	65,000	65,000	65,000	65,000
3	1408 Management Improvements	65,000	65,000	10,000	10,000
4	1410 Administration	32,500	32,500	32,500	10,000
5	1411 Audit	3,000	3,000	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000	9,000	3,884	3,884
8	1440 Site Acquisition				
9	1450 Site Improvement	150,633	150,633	0	0
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	325,133	325,133	111,384	88,884
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## 2007 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-07 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2007</b>		
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	A. General Operations	1406	20%	65,000	65,000	65,000	65,000	Complete
	B. Management Improvements	1408	20%					
	1) Computer/Communications Upgrade		LS	26,000	26,000	2,000	2,000	10% Complete
	2) Staff Training/development		LS	14,000	14,000	6,000	6,000	40% Complete
	3) Preventive Maint Program		LS	25,000	25,000	2,000	2,000	10% Complete
	C. Administration	1410	10%	32,500	32,500	32,500	10,000	32% Complete
	D. Audit	1411	LS	3,000	3,000	0	0	0% Complete
	E. Fees & Costs	1430	LS	9,000	9,000	3,884	3,884	35% Complete
	<b>Subtotal</b>			<b>174,500</b>	<b>174,500</b>	<b>111,384</b>	<b>88,884</b>	
VA 24-2 Monte Vista & Ridgeview	A. Replace closet doors	1460	40	32,000	32,000	0	0	0% Complete
	<b>Subtotal</b>			<b>32,000</b>	<b>32,000</b>	<b>0</b>	<b>0</b>	
VA 24-4 Litchfield Manor	A. Replace closet doors	1460	13	10,400	0	0	0	0% Complete
	C. Renovate bathrooms	1460	15	52,500	118,633	0	0	0% Complete
	<b>Subtotal</b>			<b>62,900</b>	<b>118,633</b>	<b>0</b>	<b>0</b>	

## 2007 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-07 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2007</b>		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 24-5 Appalachian Towers	A. Replace plumbing lines	1460	LS	55,733	0	0	0	Delete
	<b>Subtotal</b>			<b>55,733</b>	<b>118,633</b>	<b>0</b>	<b>0</b>	
	<b>Grand Total</b>			<b>325,133</b>	<b>325,133</b>	<b>111,384</b>	<b>88,884</b>	

**2007 Capital Fund Program Performance and Evaluation Report**

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

PHA Name: Wise County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program No: VA36P024501-07 Replacement Housing Factor No:	Federal FY of Grant: 2007
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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	9/30/09	9/12/09		9/30/11	9/12/11		
VA 24-2	9/30/09	9/12/09		9/30/11	9/12/11		
VA 24-4	9/30/09	9/12/09		9/30/11	9/12/11		

## 2006 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-06 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <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	64,583	64,583	64,583	64,583
3	1408 Management Improvements	56,270	56,270	56,270	56,270
4	1410 Administration	28,100	28,100	28,100	28,100
5	1411 Audit	3,000	3,000	3,000	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000	9,000	9,000	9,000
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	128,721	128,721	95,535	95,535
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	289,674	289,674	256,488	253,488
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## 2006 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
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	A. General Operations	1406	20%	64,583	64,583	64,583	64,583	88% Complete
	B. Management Improvements	1408						
	1) Computer/Communications Upgrade		LS	24,000	24,000	24,000	24,000	Complete
	2) Staff Training/development		LS	10,000	10,000	10,000	10,000	Complete
	3) Preventive Maint Program		LS	22,270	22,270	22,270	22,270	Complete
	C. Administration	1410	10%	28,100	28,100	28,100	28,100	Complete
	D. Audit	1411	LS	3,000	3,000	3,000	0	0% Complete
	E. Fees & Costs	1430	LS	9,000	9,000	9,000	9,000	Complete
	<b>Subtotal</b>			<b>160,953</b>	<b>160,953</b>	<b>160,953</b>	<b>157,953</b>	
VA 24-1 Clinchview	A. Clean, paint & seal breezeways	1460	LS	0	12,486	0	0	0% Complete
	<b>Subtotal</b>			<b>0</b>	<b>12,486</b>	<b>0</b>	<b>0</b>	
VA 24-2 Monte Vista & Ridgeview	A. Clean, paint & seal breezeways	1460	LS	0	8,300	0	0	0% Complete
	<b>Subtotal</b>			<b>0</b>	<b>8,300</b>	<b>0</b>	<b>0</b>	



## 2006 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-06 Replacement Housing Factor Grant No:				Federal FY of Grant: 2006		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
VA 24-4 Litchfield Manor	A. Clean, paint & seal breezeways	1460	LS	0	12,486	0	0	0% Complete
	B. Install Breezeway siding	1460	LS	0	26,054	26,054	26,054	Complete
	C. Renovate bathrooms	1460	20	70,000	0	0	0	Delete
	D. Replace entry door hardware	1460	15	3,750	0	0	0	Delete
	<b>Subtotal</b>			<b>73,750</b>	<b>38,540</b>	<b>26,054</b>	<b>26,054</b>	
VA 24-5 Appalachian Towers	A. Repair plumbing lines	1460	LS	54,971	69,481	69,481	69,481	Complete
	<b>Subtotal</b>			<b>54,971</b>	<b>69,481</b>	<b>69,481</b>	<b>69,481</b>	
	<b>Grand Total</b>			<b>289,674</b>	<b>289,674</b>	<b>256,488</b>	<b>253,488</b>	

**2006 Capital Fund Program Performance and Evaluation Report**

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

PHA Name: Wise County Redevelopment and Housing Authority	Grant Type and Number Capital Fund Program No: VA36P024501-06 Replacement Housing Factor No:	Federal FY of Grant: 2006
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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	9/30/08	7/17/08		9/30/10	7/17/10		
VA 24-4	9/30/08	7/17/08		9/30/10	7/17/10		
VA 24-5	9/30/08	7/17/08		9/30/10	7/17/10		

## 2005 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b>					
<b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary</b>					
<b>PHA Name:</b> Wise County Redevelopment and Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-05 Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> <b>2005</b>
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 3/31/08 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	59,700	59,700	59,700	59,700
3	1408 Management Improvements	34,100	34,100	34,100	34,100
4	1410 Administration	29,800	29,800	29,800	29,800
5	1411 Audit	2,000	2,000	2,000	2,000
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,000	9,000	9,000	9,000
8	1440 Site Acquisition				
9	1450 Site Improvement	0	8,275	8,275	8,275
10	1460 Dwelling Structures	164,000	155,725	155,725	155,725
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	298,600	298,600	298,600	298,600
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

## 2005 Capital Fund Program Performance and Evaluation Report

<b>Annual Statement/Performance and Evaluation Report</b> <b>Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)</b> <b>Part II: Supporting Pages</b>								
PHA Name: <b>Wise County Redevelopment and Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: VA36P024501-05 Replacement Housing Factor Grant No:				<b>Federal FY of Grant: 2005</b>		
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	A. General Operations	1406	20%	59,700	59,700	59,700	59,700	Completed
	B. Management Improvements	1408						
	1) Computer Upgrade		LS	24,000	24,000	24,000	24,000	Completed
	2) Staff Training/development		LS	10,100	10,100	10,100	10,100	Completed
	C. Administration	1410	10%	29,800	29,800	29,800	29,800	Completed
	D. Audit	1411	LS	2,000	2,000	2,000	2,000	Completed
	E. Fees & Costs	1430	LS	9,000	9,000	9,000	9,000	Completed
	<b>Subtotal</b>			<b>134,600</b>	<b>134,600</b>	<b>134,600</b>	<b>134,600</b>	
VA 24-4 Litchfield Manor	A. Renovate kitchens	1460	57	57,006	57,458	57,458	57,458	Completed
	B. Site Improvements	1450	LS	0	8,275	8,275	8,275	Completed
	C. Replace siding	1460	LS	0	31,231	31,231	31,231	Completed
	<b>Subtotal</b>			<b>57,006</b>	<b>96,964</b>	<b>96,964</b>	<b>96,964</b>	
VA 24-5 Appalachian Towers	A. Repair/replace interior plumbing of building	1460	LS	106,994	0	0	0	Delete
	B. Replace flooring	1460	LS	0	67,036	67,036	67,036	Completed
	<b>Subtotal</b>			<b>106,994</b>	<b>67,036</b>	<b>67,036</b>	<b>67,036</b>	
	<b>Grand Total</b>			<b>298,600</b>	<b>298,600</b>	<b>298,600</b>	<b>298,600</b>	

**13. Capital Fund Program Five-Year Action Plan**

Annual Statement/Performance and Evaluation Report							
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)							
Part III: Implementation Schedule							
PHA Name: <b>Wise County Redevelopment and Housing Authority</b>			Grant Type and Number Capital Fund Program No: VA36P024501-05 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	9/18/07	8/17/07	8/17/07	9/18/09	8/17/09	12/20/07	
VA 24-4	9/18/07	8/17/07	8/17/07	9/18/09	8/17/09	12/20/07	

## **Agency Plan 2008 RASS Follow-up Plan**

Deficient areas and proposed corrective measures are as listed below:

1. Communications:
  - A. Initiate regular meetings with residents in order that concerns may be shared and responses to issues developed.
  - B. Develop a comprehensive periodic Authority newsletter with an emphasis on sharing information and publishing achievements of residents.
  - C. Communicate with Residents monthly with enclosures in the monthly rent statement.
  - D. Prepare a quality assurance survey to assess resident's satisfaction with Authority customer service.
  - E. Funding Source: HUD Operating Budget and Capital Fund.
2. Safety:
  - A. Develop increased security sweeps with City and County police authorities.
  - B. Increased county and state criminal checking on applicants.
  - C. Install additional security lighting at housing developments.
  - D. Funding source: HUD operating Budget & Capital Fund.
3. Neighborhood Appearance:
  - A. Additional landscaping at all developments.
  - B. Sidewalk modernization and improvements.
  - C. Street repaving and parking improvements at developments.
  - D. Funding Source: Capital Fund

## **Violence Against Women Act (VAWA) Policy**

Title VI of the VAWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 VAWA Pub. L. 109-162; Stat. 2960 signed into law on January 5, 2006 and codified at 42 U.S.C. §1437d(l) and 1435f(d), (0) & 1 and (u)

### **1.0 Purpose**

The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:

- (a) protecting the safety of victims;
- (b) creating long-term housing solutions for victims;
- (c) building collaborations among victim service providers; and
- (d) assisting WCRHA to respond appropriately to the violence while maintaining a safe environment for WCRHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Wise County Redevelopment and Housing Authority (WCRHA) in providing rights under the Violence Against Women Act to its applicants, public housing residents, Section 8 participants and other program participants.

This Policy is incorporated into WCRHA's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all WCRHA housing programs.

### **2.0 Definitions**

The definitions in this Section apply only to this Policy.

2.1 **Confidentiality:** Means that WCRHA will not enter information provided to WCRHA by a victim alleging domestic violence into a shared database or provide this information to any related entity except as stated in 3.4

2.2 **Dating Violence:** Violence committed by a person (a) who is or has been in a social relationship of a romantic or intimate nature with the victim; and (b) where the existence of such relationship shall be determined based on a consideration of the following factors: (i) the length of the relationship; (ii) the type of relationship; (iii) the frequency of interaction between the persons involved in the relationship. 42 U.S.C. §1437d (u)(3)(A), § 13925.

## Violence Against Women Act (VAWA) Policy

- 2.3 Domestic Violence:** Felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, committed by a person with whom the victim shares a child in common, committed by a person who is cohabitating with or has cohabitated with the victim as a spouse, committed by a person similarly situated to a spouse of the victim under the domestic or family violence laws of Michigan, or committed by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of Michigan. 42 U.S.C. §1437d(u)(3)(B), § 13925.
- 2.4 Immediate Family Member:** A spouse, parent, brother or sister, or child of a victim or an individual to whom the victim stands *in loco parentis*; or any other person living in the household of the victim and related to the victim by blood or marriage. 42 U.S.C. § 1437d(u)(3)(D), § 13925.
- 2.5 Perpetrator:** A person who commits an act of domestic violence, dating domestic violence or stalking against a victim.
- 2.6 Stalking:** (a) to follow, pursue or repeatedly commit acts with the intent to kill, injure, harass or intimidate the victim; (b) to place under surveillance with the intent to kill, injure, harass or intimidate the victim; (c) in the course of, or as a result of such following, pursuit, surveillance, or repeatedly committed acts, to place the victim in reasonable fear of the death of, or serious bodily injury to the victim; or (d) to cause substantial emotional harm to the victim, a member of the immediate family of the victim or the spouse or intimate partner of the victim. 42 U.S.C. §1437d(u)(3)(C), § 13925.
- 2.7 Bona Fide Claim:** A *bonafide* claim of domestic violence, dating violence or stalking must include incidents that meet the terms and conditions in the above definitions.
- 2.8 Victim:** Is a person who is the victim of domestic violence, dating violence, or stalking under this Policy and who has timely and completely completed the certification under 3.2 and 3.3 or as requested by WCRHA.
- 3.0 Certification and Confidentiality**



## **Violence Against Women Act (VAWA) Policy**

### **3.1 Failure to Provide Certification Under 3.2 and 3.3**

The person claiming protection under VAWA shall provide complete and accurate certifications to WCRHA, owner or manager within 14 business days after the party requests in writing that the person completes the certifications. If the person does not provide a complete and accurate certification within the 14 business days, WCRHA, owner or manager may take action to deny or terminate participation or tenancy. 42 U.S.C. §14371 (5) & (6); 42 U.S.C. § 1437F(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f(o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20) or for other good cause.

### **3.2 HUD Approved Certification**

For each incident that a person is claiming as abuse, the person shall certify to WCRHA, owner or manager their victim status by completing a HUD approved certification form. The person shall certify the date, time and description of the incidents, that the incidents are *bonafide* incidents of actual or threatened abuses and meet the requirements of VAWA and this Policy. The person shall provide information to identify the perpetrator including but not limited to the name and, if known, all alias names, date of birth, address, contact information such as postal, e-mail or internet address, telephone or facsimile number or other identification.

### **3.3 Confirmation of Certification**

A person who is claiming victim status shall provide to WCRHA, an owner or manager: (a) documentation signed by the victim and an employee, agent or volunteer of a victim service provider, an attorney, or a medical professional from whom the victim has sought assistance in addressing domestic violence, dating violence or stalking or the effects of the abuse, in which the professional attests under penalty of perjury (28 U.S.C. §1746) the professional's belief that the incident(s) in question are *bonafide* incidents of abuse; or (b) a federal, state, tribal, territorial, local police or court record.

### **3.4 Confidentiality**

WCRHA, the owner and managers shall keep all information provided to WCRHA under this Section confidential. WCRHA, owner and manager shall not enter the information into a shared database or provide to any related entity except to the extent that:

- (a) the victim request or consents to the disclosure in writing;

## **Violence Against Women Act (VAWA) Policy**

- (b) the disclosure is required for:
  - (i) eviction from public housing under 42 U.S.C. §1437l(5)&(6)(See Section 4 in this Policy)
  - (ii) termination of Section 8 assistance under 42 U.S.C. §1437f(c)(9); 42 U.S.C. §1437f(d)(l)(B)(ii)&(iii); 42 U.S.C. §1437f (o)(7)(C)&(D); or 42 U.S.C. §1437f(o)(20)(See Section 4 in this Policy); or (c) the disclosure is required by applicable law.

### **4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy**

- 4.1 WCRHA shall not deny participation or admission to a program on the basis of a person's abuse status, if the person otherwise qualifies for admission of assistance.
- 4.2 An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be a serious or repeated violation of the lease by the victim and shall not be good cause for denying to a victim admission to a program, terminating Section 8 assistance or occupancy rights, or evicting a tenant.
- 4.3 Criminal activity directly related to domestic violence, dating violence, or stalking engaged in by a member of a tenant's household or any guest or other person under the tenant's control shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim of that domestic violence, dating violence or stalking.
- 4.4 Notwithstanding Sections 4.1, 4.2, and 4.2, WCRHA, an owner or manager may bifurcate a lease to evict, remove or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others without evicting, removing, terminating assistance to or otherwise penalizing the victim of the violence who is also a tenant or lawful occupant. 42 U.S.C. §1437d(l)(6)(B)
- 4.5 Nothing in Sections 4.1, 4.2, and 4.3 shall limit the authority of WCRHA, an owner or manager, when notified, to honor court orders addressing rights of access to or control of the property, including civil protection orders issued to protect the victim and issued to address the distribution or possession of property among the household members when the family breaks up.

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- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits WCRHA, an owner or manager's authority to evict or terminate assistance to any tenant for any violation of lease not premised on the act or acts of violence against the tenant or a member of the tenant's household. However WCRHA, owner or manager may not hold a victim to a more demanding standard.
- 4.7 Nothing in Sections 4.1, 4.2, and 4.3 limits WCRHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the WCRHA, owner or manager can show an actual and imminent threat to other tenants, neighbors, guests, their employees, persons providing service to the property or others if the tenant family is not evicted or terminated from assistance or denied admission.
- 4.8 Nothing in Sections 4.1, 4.2, or 4.3 limits WCRHA, an owner or manager's authority to deny admission, terminate assistance or evict a person who engages in criminal acts including but not limited to acts of physical violence or stalking against family members or others.
- 4.9 A Section 8 recipient who moves out of an assisted dwelling unit to protect their health or safety and who: (a) is a victim under this Policy; (b) reasonably believes he or she was imminently threatened by harm from further violence if he or she remains in the unit; and (c) has complied with all other obligations of the Section 8 program may receive a voucher and move to another Section 8 jurisdiction.

### **5.0 Actions Against a Perpetrator**

The WCRHA may evict, terminate assistance, deny admission to a program or trespass a perpetrator from its property under this Policy. The victim shall take action to control or prevent the domestic violence, dating violence, or stalking. The action may include but is not limited to: (a) obtaining and enforcing a restraining or no contact order or order for protection against the perpetrator; (b) obtaining and enforcing a trespass against the perpetrator; (c) enforcing WCRHA or law enforcement's trespass of the perpetrator; (d) preventing the delivery of the perpetrator's mail to the victim's unit; (e) providing identifying information listed in 3.2; and (f) other reasonable measures.

### **6.0 WCRHA Right to Terminate Housing and Housing Assistance Under this Policy**

- 6.1 Nothing in this Policy will restrict the WCRHA, owner or manager's right to terminate tenancy for lease violations by a resident who claims VAWA as a defense if it is determined by the WCRHA, owner or manager that such a claim is false.

## **Violence Against Women Act (VAWA) Policy**

- 6.2 Nothing in this Policy will restrict the WCRHA right to terminate tenancy if the victim tenant (a) allows a perpetrator to violate a court order relating to the act or acts of violence; or (b) if the victim tenant allows a perpetrator who has been barred from WCRHA property to come onto WCRHA property including but not limited to the victim's unit or any other area under their control; or (c) if the victim tenant fails to cooperate with an established safety strategy as designed by a local victim support service provider (see 7.2).
- 6.3 Nothing in this Policy will restrict the WCRHA right to terminate housing and housing assistance if the victim tenant who claims as a defense to an eviction or termination action relating to domestic violence has engaged in fraud and abuse against a federal housing program; especially where such fraud and abuse can be shown to have existed before the claim of domestic violence was made. Such fraud and abuse includes but is not limited to unreported income and ongoing boarders and lodgers violations, or damage to property.
- 7.0 Statements of Responsibility of Tenant Victim, the WCRHA to the Victim, and to the Larger Community.**
- 7.1 A tenant victim has no less duty and responsibility under the lease to meet and comply with the terms of the lease than any other tenant not making such a claim. Ultimately all tenants must be able to take personal responsibility for themselves and exercise control over their households in order to continue their housing and housing assistance. The WCRHA will continue to issue lease violation notices to all residents who violate the lease including those who claim a defense of domestic violence.
- 7.2 WCRHA recognizes the pathologic dynamic and cycle of domestic violence and a victim of domestic violence will be referred to local victim support service providers to help victims break the cycle of domestic violence through counseling, referral and development of a safety strategy.
- 7.3 A tenant victim must take personal responsibility for exercising control over their household by accepting assistance and complying with the safety strategy or plan to best of victim's ability and reason under the circumstances. Failure to do this may be seen as other good cause.
- 7.4 All damages including lock changes will be the responsibility of the tenant victim. This is in keeping with other agency policies governing tenant caused damages.

## **Violence Against Women Act (VAWA) Policy**

### **8.0 Notice to Applicants, Participants, Tenants and Section 8 Managers and Owners.**

WCRHA shall provide notice to applicants, participants, tenants, managers and owners of their rights and obligations under Section 3.4 Confidentiality and Section 4.0 Appropriate Basis for Denial of Admission, Assistance or Tenancy.

- 8.1 If the WCRHA, owner or manager knows that an applicant to or participant in a WCRHA housing program is the victim of dating violence, domestic violence or stalking, the WCRHA, owner or manager shall inform that person of this Policy and the person's rights under it.

### **9.0 Reporting Requirements**

WCRHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. WCRHA shall also include a description of activities, services or programs provided or offered either directly or in partnership with other service providers to victims, to help victims obtain or maintain housing or to prevent the abuse or to enhance the safety of victims.

### **10.0 Conflict and Scope**

This Policy does not enlarge WCRHA's duty under any law, regulation or ordinance. If this Policy conflicts with the applicable law, regulation or ordinance, the law, regulation or ordinance shall control. If this Policy conflicts with another WCRHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

### **11.0 Amendment**

The Executive Director may amend this policy when it is reasonably necessary to effectuate the Policy's intent, purpose or interpretation. The proposed amendment along with the rationale for the amendment shall be submitted to the Executive Director for consideration. Where reasonably necessary, the Executive Director may approve the amendment. The amendment shall be effective and incorporated on the date that the Executive Director signs the amendment.

## **Executive Summary**

The Wise County Redevelopment and Housing Authority is a small PHAS High-Performer agency located in Wise County, Virginia. The WCRHA manages 194 units of public housing at four developments and 751 HCV slots.

The mission of the WCRHA:

The vision of the Wise County Redevelopment and Housing Authority is to promote a strong sense of self-sufficiency in our clients. This will be accomplished through:

Progressive Leadership  
Flexibility  
Compassion and Understanding

The Wise County Redevelopment and Housing Authority will be staffed by highly productive employees who are effective communicators and have a high degree of job satisfaction. The staff will achieve their superior performance through access to advanced technology and through the use of positive incentives.

The WCRHA will accomplish its mission ideals through its goals and objectives:

1. Providing decent, safe and affordable housing in your community.
2. Ensuring equal opportunity in housing for everyone.
3. Promoting self-sufficiency and asset development of financially disadvantaged families and individuals.
4. Increase resident participation through resident council and/or advisory committee.
5. To provide a timely response to residents' request for maintenance problems.
6. To return vacated units with a new resident in 20 days.
7. To continue to enforce our "One Strike" policies for resident and applicants.
8. To improve and/or maintain our financial stability through aggressive rent collections and an improved reserve position.

The WCRHA's financial resources include an operating fund, capital fund, dwelling rental income and HCV Section 8 Administrative fees which will be used to operate the agency in the most cost effective means possible and still provide the services and activities for its residents.

The WCRHA has assessed the housing needs of Wise County and has determined that it is currently and will continue to meet the housing needs of the community to the extent practical. The WCRHA has approved a Deconcentration Policy and will utilize Local Preferences to attract and encourage applicants that can qualify for public housing. The WCRHA has determined that its housing strategy complies with the state of Virginia's

## **Executive Summary**

Consolidated Plan.

The WCRHA has updated and rewritten its Admissions and Continued Occupancy Plan, Dwelling Lease and Grievance procedures to comply with all QHWRA requirements. The WCRHA has established a minimum rent of \$50.00 and has developed the local Market Rents to determine the dollar value of flat rents.

The WCRHA has conducted a Physical Needs Assessment Update to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

The WCRHA has no plans to demolish or dispose of any of its properties. The WCRHA has jointly addressed with the local police department to develop safety and crime prevention that adequately meets the needs of its residents in response to its latest RASS survey.

The WCRHA has implemented a new physical conditioning program to address neighborhood appearance issues. The Agency has initiated regular meetings with staff and residents to improve lines of communication.

The WCRHA has developed an agency wide Pet Policy that allows any family to have a pet if they follow a set of rules.

The WCRHA through its Homeownership Program provides the opportunity for low-income residents to become homeowners.

The WCRHA has amended the sections on verifications of income in their Admissions and Continued Occupancy Plan (ACOP) to include the EIV process and how the WCRHA will use it.

The WCRHA Policy for Violence Against Women Act (VAWA) has been incorporated into both the ACOP and Section 8 Administration Plan

The WCRHA shall not deny admission to any applicant on the basis that the applicant is or has been a victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission.

The WCRHA has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the WCRHA has included a copy of its most recent fiscal year audit reports as part of the documentation made available for public review during the 45 days prior to submission of WCRHA's Agency Plan to HUD by July 18, 2008.