

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>Marion Redevelopment and Housing Authority</u> PHA Code: <u>VA 030</u> PHA Type: <input checked="" type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/01/2010</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>238</u> Number of HCV units: <u>246</u>				
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	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 for the next five years: <i>The Marion Redevelopment & Housing Authority aims to provide safe, quality and affordable housing in a suitable living environment without discrimination for low and very-low income families, persons with disabilities or the elderly and to promote self-sufficiency through economic opportunity.</i>				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <i>See attached</i>				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: Due to ARRA Stimulus Funding (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <i>Available at Main Administrative office of the PHA; 237 Miller Ave, Marion, VA</i>				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. <i>See attached 2010 Annual Statement; 2009 Performance and Evaluation Report; 2009 Stimulus Performance and Evaluation Report; 2008 Performance and Evaluation Report; and 2007 Performance and Evaluation Report</i>				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <i>See attached Capital Fund Program Five-Year Action Plan</i>				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. <i>See attached</i>				

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. <i>See attached</i></p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. <i>See attached</i></p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Substantial Deviation from the 5-Year Plan The Marion Redevelopment and Housing Authority’s Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • changes to rent or admissions policies or organization of the waiting list; • additions of non-emergency work items (items not intended in the current 5-Year Action Plan) or change in use of replacement reserve funds under the Capital Fund; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. <p>Significant Amendment or Modification to the Annual Plan The Marion Redevelopment and Housing Authority’s Definition of Substantial Deviation and Significant Amendment or Modification is as follows:</p> <ul style="list-style-type: none"> • changes to rent or admissions policies or organization of the waiting list; • additions of non-emergency work items (items not intended in the current Annual Statement) or change in use of replacement reserve funds under the Capital Fund; and • Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

11.0

- f. RAB had no comments
- g. No elements of the Agency Plan were challenged.

5.2 GOALS

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

MRHA Goal: Expand the supply of assisted housing

Objectives:

Apply for additional rental vouchers

Reduce public housing vacancies

MRHA Goal: Improve the quality of assisted housing

Objectives:

Improve public housing and voucher management

Renovate or modernize public housing units

MRHA Goal: Increase assisted housing choices

Objectives:

Conduct outreach efforts to potential voucher landlords

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

MRHA Goal: Provide an improved living environment

Objectives:

Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

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

MRHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

Provide or attract supportive services to improve assistance recipients' employability

Provide or attract supportive services to increase independence for the elderly or families with disabilities

5.2 GOALS

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

MRHA 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 MRHA Goals and Objectives:

- A. Provide decent, safe and affordable housing for Marion.
- B. Insure equal opportunity in housing for everyone.
- C. Promote self-sufficiency and asset development of financially disadvantaged families and individuals.
- D. Improve community quality of life and economic vitality.
- E. Increase resident participation through resident council and/or advisory committee.
- F. Provide timely response to resident requests for maintenance problems.
- G. Return vacated units with new residents within 15 days.
- H. Continue to enforce our “One Strike” policies for residents and applicants.
- I. Improve and/or maintain our financial stability through aggressive rent collections and improved reserve position.

TOWN OF MARION

P. O. BOX 1005
138 WEST MAIN STREET
MARION, VA 24354

Phone: 276-783-4113 Fax: 276-783-8413
www.marionva.org

COUNCIL:

David P. Helms, Mayor
Herbert Clay
Suzanne Jennings
James L. Gates, D.D.S.
Ken Heath
W. E. Hendrick, Jr.
Mel Leaman
Mark Warren



November 3, 2009

Mr. Charles P. Harrington
Executive Director
Marion Redevelopment and Housing Authority
237 Miller Avenue
Marion, VA 24354

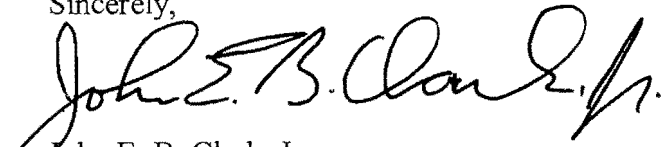
RE: Response to Environmental Review Questions

Dear Mr. Harrington:

Having completed the review of 24CFR Part 58 environmental assessment requirements for the Marion Redevelopment and Housing Authority's Capital Fund Program's Modernization Plan for the period 2009-2013, the Town of Marion, acting in its capacity as responsible entity, hereby advises you that all program activities described in the plan are exempt under Section 58.34 and/or 58.35. You may commit funds for these activities as soon as programmatic authorization is received.

Please be advised, however, that any changes in the Capital Fund Program that may entail the addition of work or activities not currently described therein will require a separate evaluation prior to any funds being committed for those purposes. Please contact me with any questions you may have in this matter.

Sincerely,



John E. B. Clark, Jr.
Town Manager



John E. B. Clark, Jr., *Town Manager*
Donnie Coley, *Dir. Of Water & Sewer*
Mindy Dyer, *Senor Citizens Dir.*
Mark Fenyk, *Counsel*
Billy Hamm, *Purchasing Agent*

Cecil Hicks, *Asst. Town Manager/Town Engineer*
Michael D. Roberts, *Chief of Police*
Jack Perry, *Dir. Of Public Works*
Dixie O. Sheets, *Dir. Of Finance/Town Clerk*
Samuel C. Wagner, *Dir. Of Recreation*



Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

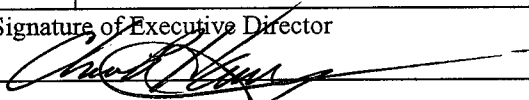
Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P030501-10		FFY of Grant: <u>2010</u> FFY of Grant Approval:	
Replacement Housing Factor Grant No:					
Type of Grant <input checked="" type="checkbox"/> Original 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	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	83,600.00			
3	1408 Management Improvements	83,600.00			
4	1410 Administration (may not exceed 10% of line 21)	41,800.00			
5	1411 Audit	2,500.00			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00			
8	1440 Site Acquisition				
9	1450 Site Improvement	18,600.00			
10	1460 Dwelling Structures	142,500.00			
11	1465.1 Dwelling Equipment—Nonexpendable	34,500.00			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	900.00			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	418,000.00			
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36P030501-10</u>		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2010</u>	
				FFY of Grant Approval:	
Type of Grant					
<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	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹	
		Original	Revised²	Obligated	Expended
Signature of Executive Director		Date		Signature of Public Housing Director	
		1/6/2010			

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-10 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	General operations	1406	LS	83,600.00				
Operations	Subtotal			83,600.00				
Management Improvements	A. Computer and media hardware, software upgrades	1408	LS	22,000.00				
	B. Staff training	1408	LS	31,600.00				
	C. PM program	1408	LS	15,000.00				
	D. TAR & State tax set aside program	1408	LS	15,000.00				
	Subtotal			83,600.00				
Administration	Partial salaries & fringe benefits of personnel involved with CFP	1410	LS	41,800.00				
	Subtotal			41,800.00				
Audit	Audit of CFP	1411	LS	2,500.00				
	Subtotal			2,500.00				
HA Wide Fees & Cost	A/E and consulting fees	1430	LS	10,000.00				
	Subtotal			10,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-10 Replacement Housing Factor Grant No:			CFFP (Yes/No): No		Federal FFY of Grant: 2010	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
VA 30-1	A. Replace appliances	1465.1	30	14,000.00				
Holston View	B. Resurface playground	1450	4	8,000.00				
Severt Hills,	C. Replace flooring	1460	50	115,000.00				
Millerwood	D. Repair sidewalks	1450	LS	5,000.00				
	Subtotal			142,000.00				
VA 30-2	A. Replace appliances	1465.1	44	20,500.00				
SH Annex,	B. Replace intercom system	1460	LS	20,000.00				
Orchard Towers	C. Replace laundry equipment	1475	LS	900.00				
Scattered Sites	D. Replace steel exterior doors	1460	5	7,500.00				
	E. Repair sidewalks	1450	LS	5,600.00				
	Subtotal			54,500.00				
	Grand Total			418,000.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Marion Redevelopment and Housing Authority			VA36P030501-10		Federal FFY of Grant: 2010
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	3/31/2012		3/31/2014		
VA 30-1	3/31/2012		3/31/2014		
VA 30-2	3/31/2012		3/31/2014		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 Expires 4/30/2011

Part I: Summary						
PHA Name/Number Marion Redevelopment and Housing Authority		Locality (City/County & State) Marion/Smyth County/Virginia			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	196,500.00	173,500.00	196,500.00	196,500.00
C.	Management Improvements		83,600.00	83,600.00	83,600.00	83,600.00
D.	PHA-Wide Non-dwelling Structures and Equipment			23,000.00		
E.	Administration		41,800.00	41,800.00	41,800.00	41,800.00
F.	Other		12,500.00	12,500.00	12,500.00	12,500.00
G.	Operations		83,600.00	83,600.00	83,600.00	83,600.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		418,000.00	418,000.00	418,000.00	418,000.00
L.	Total Non-CFP Funds					
M.	Grand Total		418,000.00	418,000.00	418,000.00	418,000.00

Part I: Summary (Continuation)						
PHA Name/Number		Locality (City/county & State)			<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	VA 30-1	Annual Statement	127,000.00	124,000.00	96,500.00	116,500.00
	VA 30-2		69,500.00	49,500.00	100,000.00	80,000.00
	HA Wide Non-dwelling			23,000.00		

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name	Quantity	Estimated Cost	Development Number/Name	Quantity	Estimated Cost
	General Description of Major Work Categories			General Description of Major Work Categories		
See	HA 30-1 Holston View, Severt Hills & Millerwood			HA 30-1 Holston View, Severt Hills & Millerwood		
Annual Statement	A. Paint exterior & common areas	6 Bldgs	45,000.00	A. Replace sidewalks	LS	30,000.00
	B. Renovate bathrooms/kitchens	30 Units	79,000.00	B. Renovate bathrooms/kitchens	35 Units	91,000.00
	C. Replace appliances	14	3,000.00	C. Replace appliances	14	3,000.00
	Subtotal		127,000.00	Subtotal		124,000.00
	HA 30-2 SH Annex, Orchard Towers & Scattered Sites			HA 30-2 SH Annex, Orchard Towers & Scattered Sites		
	A. Renovate bathrooms	5 Units	16,500.00	A. Renovate bathrooms	5 Units	16,500.00
	B. Replace appliances	14	3,000.00	B. Replace appliances	14	3,000.00
	C. Replace stucco	1 Bldg	50,000.00	C. Sidewalk replacement	LS	30,000.00
	Subtotal		69,500.00	Subtotal		49,500.00
				HA Wide Non-dwelling		
				Maintenance vehicle & equipment	1	23,000.00
				Subtotal		23,000.00
	Subtotal of Estimated Cost		\$196,500.00	Subtotal of Estimated Cost		\$196,500.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	HA 30-1 Holston View, Severt Hills & Millerwood			HA 30-1 Holston View, Severt Hills & Millerwood		
Annual Statement	Replace HVAC and DHW	40 Units	96,500.00	A. Replace HVAC and DHW	38 Units	91,500.00
	Subtotal		96,500.00	B. Install video security system	1 Sys	25,000.00
				Subtotal		116,500.00
	HA 30-2 SH Annex, Orchard Towers & Scattered Sites			HA 30-2 SH Annex, Orchard Towers & Scattered Sites		
	A. Replace entry doors/system	1 Sys	20,000.00	Replace HVAC and DHW	18 Units	80,000.00
	B. Replace HVAC and DHW s	18	80,000.00	Subtotal		80,000.00
	Subtotal		100,000.00			
	Subtotal of Estimated Cost		\$196,500.00	Subtotal of Estimated Cost		\$196,500.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011		Work Statement for Year: 3 FFY 2012	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See	HA Wide Mgmt Improvements		HA Wide Mgmt Improvements	
Annual	A. Computer/system upgrades	22,000.00	A. Computer/system upgrades	22,000.00
Statement	B. Staff training& development	31,600.00	B. Staff training& development	31,600.00
	C. PM Program	15,000.00	C. PM Program	15,000.00
	D. TAR & State Tax set-aside Program	15,000.00	D. TAR & State Tax set-aside Program	15,000.00
	Subtotal	83,600.00	Subtotal	83,600.00
	HA Wide Administration		HA Wide Administration	
	Partial salaries & benefits for staff involved with CFP	41,800.00	Partial salaries & benefits for staff involved with CFP	41,800.00
	Subtotal	41,800.00	Subtotal	41,800.00
	HA Wide - Other		HA Wide - Other	
	Audit CFP	2,500.00	Audit CFP	2,500.00
	A/E consultants	10,000.00	A/E consultants	10,000.00
	Subtotal	12,500.00	Subtotal	12,500.00
	HA Wide Housing Operations		HA Wide Housing Operations	
	General operations	83,600.00	General operations	83,600.00
	Subtotal	83,600.00	Subtotal	83,600.00
	Subtotal of Estimated Cost	\$221,500.00	Subtotal of Estimated Cost	\$221,500.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36S03050109</u>		FFY of Grant: <u>2009</u> FFY of Grant Approval: <u>2009</u>	
Replacement Housing Factor Grant No:					
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements	63,000.00		32,295.00	32,295.00
4	1410 Administration (may not exceed 10% of line 21)	53,000.00		53,000.00	10,346.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00		10,000.00	10,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	404,115.00		404,115.00	155,953.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	530,115.00		499,410.00	208,594.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

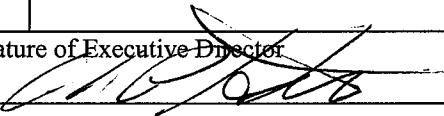
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36S03050109</u>		Replacement Housing Factor Grant No:
				FFY of Grant: <u>2009</u>
				FFY of Grant Approval: <u>2009</u>
Type of Grant				
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost¹
		Original	Revised²	Obligated
				Expended
Signature of Executive Director 		Date <u>1-6-2010</u>		Signature of Public Housing Director
				Date

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36S03050109 Replacement Housing Factor Grant No:		CFFP (Yes/No): No		Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	Management Improvements	1408	LS	63,000.00		32,295.00	32,295.00	50% Complete
	Sub total			63,000.00		32,295.00	32,295.00	
HA Wide Administration	Salaries and benefits for persons administering the grant	1410	10%	53,000.00		53,000.00	10,346.00	20% Complete
	Sub total			53,000.00		53,000.00	10,346.00	
HA Wide	A/E fees	1430	LS	10,000.00		10,000.00	10,000.00	Complete
Fees & Costs	Sub total			10,000.00		10,000.00	10,000.00	
VA 30-1	Replace brick siding	1460	3	404,115.00		404,115.00	155,953.00	38% Complete
Holston View	Sub total			404,115.00		404,115.00	155,953.00	
	Grand Total			530,115.00		499,410.00	208,594.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Marion Redevelopment and Housing Authority					Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	3/18/2010		3/17/2012		
VA 30-1, Holston View	3/18/2010		3/17/2012		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P030501-09		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2009</u>	
				FFY of Grant Approval: _____	
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	82,000.00		82,000.00	82,000.00
3	1408 Management Improvements	82,000.00		0.00	0.00
4	1410 Administration (may not exceed 10% of line 21)	41,000.00		0.00	0.00
5	1411 Audit	2,500.00		0.00	0.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	10,000.00		0.00	0.00
8	1440 Site Acquisition				
9	1450 Site Improvement	1,000.00		0.00	0.00
10	1460 Dwelling Structures	141,000.00		40,000.00	0.00
11	1465.1 Dwelling Equipment—Nonexpendable	52,439.00		0.00	0.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	411,939.00		122,000.00	82,000.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

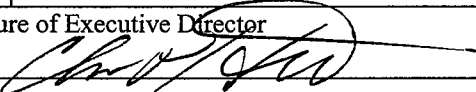
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36P030501-09</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2009</u> FFY of Grant Approval: <u></u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date <u>1-6-2010</u>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-09 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	General operations	1406	LS	82,000.00		82,000.00	82,000.00	Completed
Operations	Subtotal			82,000.00		82,000.00	82,000.00	
Management Improvements	A. Computer and media hardware	1408	LS	6,000.00		0.00	0.00	0% Complete
	B. Computer software upgrades	1408	LS	21,000.00		0.00	0.00	0% Complete
	C. Staff training	1408	LS	25,000.00		0.00	0.00	0% Complete
	D. PM program	1408	LS	15,000.00		0.00	0.00	0% Complete
	E. TAR & State tax set aside program	1408	LS	15,000.00		0.00	0.00	0% Complete
	Subtotal			82,000.00		0.00	0.00	
Administration	Partial salaries & fringe benefits of personnel involved with CFP	1410	LS	41,000.00		0.00	0.00	0% Complete
	Subtotal			41,000.00		0.00	0.00	
Audit	Audit of CFP	1411	LS	2,500.00		0.00	0.00	0% Complete
	Subtotal			2,500.00		0.00	0.00	
HA Wide Fees & Cost	A/E and consulting fees	1430	LS	10,000.00		0.00	0.00	0% Complete
	Subtotal			10,000.00		0.00	0.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-09 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2009	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
VA 30-1	A. Replace heating closet doors	1460	156	39,900.00		0.00	0.00	0% Complete
Holston View	B. Replace appliances	1465.1	105	52,439.00		0.00	0.00	0% Complete
Severt Hills	C. Retro fit lighting	1460	50 Apts	1,500.00		0.00	0.00	0% Complete
Millerwood	D. Replace brick siding	1460	1 Bldg	89,000.00		40,000.00	0.00	0% Complete
	E. Replace DHW heaters	1460	8	2,800.00		0.00	0.00	0% Complete
	F. Replace bathroom fixtures	1460	5	1,000.00		0.00	0.00	0% Complete
	G. Repair landscape improvements	1450	LS	1,000.00		0.00	0.00	0% Complete
	Subtotal			187,639.00		40,000.00	0.00	
VA 30-2	A. Replace pump for heating system	1460	1	3,000.00		0.00	0.00	0% Complete
SH Annex,	B. Replace DHW heaters	1460	8	2,800.00		0.00	0.00	0% Complete
Orchard Towers	C. Replace bathroom fixtures	1460	5	1,000.00		0.00	0.00	0% Complete
Scattered Sites	Subtotal			6,800.00		0.00	0.00	
	Grand Total			411,939.00		122,000.00	82,000.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Marion Redevelopment and Housing Authority			VA36P030501-09		Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/15/2011		9/14/2013		
VA 30-1	9/15/2011		9/14/2013		
VA 30-2	9/15/2011		9/14/2013		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: VA36P030501-08		Replacement Housing Factor Grant No:	
				FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Type of Grant					
<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: 9/30/2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	83,750.00	83,750.00	83,750.00	83,750.00
3	1408 Management Improvements	83,750.00	83,750.00	83,750.00	62,286.00
4	1410 Administration (may not exceed 10% of line 21)	41,800.00	41,800.00	41,800.00	41,800.00
5	1411 Audit	2,500.00	2,500.00	2,500.00	2,500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000.00	7,000.00	7,000.00	7,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	2,998.00	2,998.00	402.00	402.00
10	1460 Dwelling Structures	145,000.00	145,000.00	145,000.00	145,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	6,000.00	6,000.00	6,000.00	6,000.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	46,000.00	46,000.00	41,780.00	41,780.00
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	418,798.00	418,798.00	411,982.00	390,518.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.

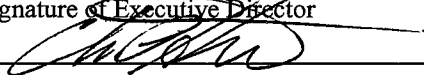
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary				
PHA Name: Marion Redevelopment and Housing Authority	Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36P030501-08</u>	Replacement Housing Factor Grant No:	FFY of Grant: <u>2008</u> FFY of Grant Approval: <u>2008</u>	
Type of Grant				
<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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹
		Original	Revised ²	Obligated
				Expended
Signature of Executive Director 		Date <u>1-6-2010</u>	Signature of Public Housing Director	
			Date	

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-08 Replacement Housing Factor Grant No:			CFPP (Yes/No): No		Federal FFY of Grant: 2008	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide Operations	General operations	1406	LS	83,750.00	83,750.00	83,750.00	83,750.00	Complete
	Subtotal			83,750.00	83,750.00	83,750.00	83,750.00	
Management Improvements	A. Computer hardware	1408	LS	5,600.00	5,600.00	5,600.00	5,600.00	Complete
	B. Computer software upgrades	1408	LS	20,000.00	20,000.00	20,000.00	20,000.00	Complete
	C. Staff training	1408	LS	28,150.00	28,150.00	28,150.00	28,150.00	Complete
	D. PM program	1408	LS	15,000.00	15,000.00	15,000.00	8,536.00	60% Complete
	E. TAR & State tax set aside program	1408	LS	15,000.00	15,000.00	15,000.00	0.00	0% Complete
	Subtotal			83,750.00	83,750.00	83,750.00	62,286.00	
Administration	Partial salaries & fringe benefits of personnel involved with CFP	1410	LS	41,800.00	41,800.00	41,800.00	41,800.00	Complete
	Subtotal			41,800.00	41,800.00	41,800.00	41,800.00	
Audit	Audit of CFP	1411	LS	2,500.00	2,500.00	2,500.00	2,500.00	Complete
	Subtotal			2,500.00	2,500.00	2,500.00	2,500.00	
HA Wide Fees & Cost	A/E and consulting fees	1430	LS	7,000.00	7,000.00	7,000.00	7,000.00	Complete
	Subtotal			7,000.00	7,000.00	7,000.00	7,000.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-08 Replacement Housing Factor Grant No:				CFFP (Yes/No): No 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
VA 30-1	A. Install garbage containers	1460	LS	10,000.00	67,576.00	67,576.00	67,576.00	Complete
Holston View	B. Retro fit lighting	1460	100 Apts	7,000.00	0.00	0.00	0.00	Delete
Severt Hills,	C. Replace brick siding	1460	2 Bldgs	100,000.00	52,720.00	52,720.00	52,720.00	Complete
Millerwood	D. Replace DHW heaters	1460	8	2,800.00	0.00	0.00	0.00	Delete
	E. Replace bathroom fixtures	1460	5	1,500.00	0.00	0.00	0.00	Delete
	F. Replace /repair outdoor furniture	1450	LS	2,998.00	2,596.00	0.00	0.00	0% Complete
	G. Emergency repair of gas line	1450	1	0.00	402.00	402.00	402.00	Complete
	H. Emergency repair of unit K-1	1460	1	0.00	5,000.00	5,000.00	5,000.00	Complete
	Subtotal			124,298.00	128,294.00	125,698.00	125,698.00	
VA 30-2	A. Install garbage containers	1460	8	9,800.00	9,800.00	9,800.00	9,800.00	Complete
SH Annex,	B. Replace DHW heaters	1460	8	2,800.00	0.00	0.00	0.00	Delete
Orchard Tower,	C. Replace appliances	1465.1	8	6,000.00	6,000.00	6,000.00	6,000.00	Complete
Scattered Sites	D. Replace bathroom fixtures	1460	37	11,100.00	0.00	0.00	0.00	Delete
	E. Emergency repair of SM-S	1460	1	0.00	9,904.00	9,904.00	9,904.00	Complete
	Subtotal			29,700.00	25,704.00	25,704.00	25,704.00	
HA Wide	A. Replace maintenance vehicles	1475	2	46,000.00	46,000.00	41,780.00	41,780.00	90% Complete
	Subtotal			46,000.00	46,000.00	41,780.00	41,780.00	
	Grand Total			418,798.00	418,798.00	411,982.00	390,518.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Marion Redevelopment and Housing Authority			VA36P030501-08		Federal FFY of Grant: 2008
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	6/13/2010		6/12/2012		
VA 30-1	6/13/2010		6/12/2012		
VA 30-2	6/13/2010		6/12/2012		

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36P030501-07</u>		FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9/30/2009 <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	82,600.00	82,600.00	82,600.00	82,600.00
3	1408 Management Improvements	82,600.00	82,600.00	82,600.00	82,600.00
4	1410 Administration (may not exceed 10% of line 21)	41,300.00	41,300.00	41,300.00	41,300.00
5	1411 Audit	2,500.00	2,500.00	2,500.00	2,500.00
6	1415 Liquidated Damages				
7	1430 Fees and Costs	7,000.00	7,000.00	7,000.00	7,000.00
8	1440 Site Acquisition				
9	1450 Site Improvement	40,151.00	40,151.00	40,151.00	40,151.00
10	1460 Dwelling Structures	151,000.00	151,000.00	151,000.00	151,000.00
11	1465.1 Dwelling Equipment—Nonexpendable	6,000.00	6,000.00	6,000.00	6,000.00
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant: (sum of lines 2-19)	413,151.00	413,151.00	413,151.00	413,151.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Date of CFFP Program Grant No: <u>VA36P030501-07</u>		Replacement Housing Factor Grant No: FFY of Grant: <u>2007</u> FFY of Grant Approval: <u>2007</u>	
Type of Grant <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: 9/30/2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
Signature of Executive Director 		Date <u>1-6-2010</u>		Signature of Public Housing Director Date	

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-07 Replacement Housing Factor Grant No:				CFPP (Yes/No): No Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
HA Wide	General operations	1406	LS	82,600.00	82,600.00	82,600.00	82,600.00	Completed
Operations	Subtotal			82,600.00	82,600.00	82,600.00	82,600.00	
Management Improvements	A. Computer hardware	1408	LS	5,600.00	5,600.00	5,600.00	5,600.00	Completed
	B. Computer software upgrades	1408	LS	22,000.00	22,000.00	22,000.00	22,000.00	Completed
	C. Staff training	1408	LS	40,000.00	40,000.00	40,000.00	40,000.00	Completed
	D. PM program	1408	LS	15,000.00	15,000.00	15,000.00	15,000.00	Completed
	Subtotal			82,600.00	82,600.00	82,600.00	82,600.00	
Administration	Partial salaries & fringe benefits of personnel involved with CFP	1410	LS	41,300.00	41,300.00	41,300.00	41,300.00	Completed
	Subtotal			41,300.00	41,300.00	41,300.00	41,300.00	
Audit	Audit of CFP	1411	LS	2,500.00	2,500.00	2,500.00	2,500.00	Completed
	Subtotal			2,500.00	2,500.00	2,500.00	2,500.00	
HA Wide Fees & Cost	A/E and consulting fees	1430	LS	7,000.00	7,000.00	7,000.00	7,000.00	Completed
	Subtotal			7,000.00	7,000.00	7,000.00	7,000.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: Marion Redevelopment and Housing Authority		Grant Type and Number Capital Fund Program Grant No: VA36P030501-07 Replacement Housing Factor Grant No:			CFFP (Yes/No): No		Federal FFY of Grant: 2007	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ₂	Funds Expended ₂	
VA 30-1	A. Install handrails	1450	LS	37,151.00	23,307.00	23,307.00	23,307.00	Completed
Holston View	B. Retro fix lighting	1460	50 Apts	3,500.00	0.00	0.00	0.00	Delete
Severt Hills	C. Replace brick siding	1460	2 Bldgs	135,000.00	146,000.00	146,000.00	146,000.00	Completed
Millerwood	D. Emergency repair unit J7	1460	1	0.00	5,000.00	5,000.00	5,000.00	Completed
	E. Install compactor dumpster	1450	1	0.00	13,844.00	13,844.00	13,844.00	Completed
	Subtotal			175,651.00	188,151.00	188,151.00	188,151.00	
VA 30-2 SH Annex	A. Install accessible hardware on common area doors.	1460	14	4,900.00	0.00	0.00	0.00	Delete
Orchard Towers	B. Install handrails	1450	7	3,000.00	3,000.00	3,000.00	3,000.00	Completed
Scattered Sites	C. Replace exterior steel doors	1460	7	5,600.00	0.00	0.00	0.00	Delete
	D. Replace refrigerators	1465.1	8	6,000.00	6,000.00	6,000.00	6,000.00	Completed
	E. Replace bathroom fixtures	1460	6	2,000.00	0.00	0.00	0.00	Delete
	Subtotal			21,500.00	9,000.00	9,000.00	9,000.00	
	Grand Total			413,151.00	413,151.00	413,151.00	413,151.00	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name: Marion Redevelopment and Housing Authority			VA36P030501-07		Federal FFY of Grant: 2007
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
HA Wide	9/30/2009	3/31/2009	9/30/2011	3/31/2009	
VA 30-1	9/30/2009	3/31/2009	9/30/2011	3/31/2009	
VA 30-2	9/30/2009	3/31/2009	9/30/2011	3/31/2009	

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U. S. Housing Act of 1937, as amended.

9.0 Housing Needs

Housing Needs of Families on the PHA's Public Housing Waiting List

	# of families	% of total families	Annual Turnover
Waiting list total	203		108
Extremely low income	178	88	
Very low income	19	9	
Low income	6	3	
Families with children	117	58	
Elderly families	11	5	
Families with Disabilities	81	40	
White Race/ethnicity	191	94	
Black Race/ethnicity	9	4	
Hispanic Race/ethnicity	3	1	
Characteristics by Size			
1 Bedroom	86	42	40
2 Bedroom	83	41	32
3 Bedroom	31	15	33
4 Bedroom	2	1	2
5 Bedroom	1	1	1

The waiting list is not closed

The PHA does not permit specific categories of families onto the waiting list, even if generally closed.

Housing Needs of Families on the PHA's Section 8 tenant-based assistance Waiting List

	# of families	% of total families	Annual Turnover
Waiting list total	57		22
Extremely low income	41	73	
Very low income	13	21	
Low income	3	5	
Families with children	33	58	
Elderly families	5	9	
Families with Disabilities	21	37	
White Race/ethnicity	54	95	
Black Race/ethnicity	2	4	
Hispanic Race/ethnicity	1	2	

The waiting list has been closed 6 months, but the MRHA expects to reopen the list in the PHA Plan year.

The MRHA Does not permit specific categories of families onto the waiting list, even if generally closed.

9.1 Strategy for Addressing Housing Needs

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:

- 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
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program

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

- Apply for additional section 8 units should they become available

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

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

- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work

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

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

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing

9.1 Strategy for Addressing Housing Needs

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:

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs

Strategy 2: Conduct activities to affirmatively further fair housing

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

Reasons for Selecting Strategies

The factors listed below, influenced the MRHA'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

10.0 a. Progress in Meeting Mission and Goals

The MRHA has been able to maintain its mission to promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination through the utilization of the Capital Fund Program and the proper application of our public housing policies.

We are continuing to address public housing vacancies very aggressively and our PHAS scores indicate that other operational issues are being satisfactorily addressed.

Capital Funds have been utilized to provide modernization of our properties and our FY 2010 application will continue that effort.

The MRHA created and continues to facilitate self-sufficiency programs to improve resident employability as well as solicit support services for the elderly and families with disabilities.

We are confident that the MRHA will be able to continue to meet and accommodate all our goals and objectives in FY 2010.

The MRHA has updated its physical needs assessment to determine its modernization requirements and has developed an Annual and 5 year Action Plan to address its Capital Improvements.

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

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

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

The following language has been incorporated into both the ACOP and Section 8 Administration Plan. The MRHA 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 MRHA will change its local preferences to include a preference for those families that live or work within the MRHA's jurisdiction.

MRHA will seek to increase its public housing rental security deposit to \$200 for all its 238 units.

The MRHA has developed relationships with local agencies to assist non-English speaking applicants through the application, lease-up, and move-in process.

MRHA has extended its Designation of the Orchard Towers and Millerwood Developments for the elderly and near elderly.

The MRHA has certified that it has and will continue to adhere to all Civil Rights requirements and will affirmatively further fair housing. In addition, the MRHA 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 MRHA's Agency Plan to HUD by January, 2010.

MRHA has begun partnering with the Town of Marion (through a CDBG grant) to develop a housing subdivision to target low to moderate income, first time homeowners. It is also thought that this effort will provide an opportunity to expand the MHRA's maintenance facility.

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 LHA to respond appropriately to the violence while maintaining a safe environment for LHA, employees, tenants, applicants, Section 8 participants, program participants and others.

The policy will assist the Marion Redevelopment and Housing Authority (MRHA) 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 MRHA's "Admission and Continued Occupancy Policy" and "Section 8 Administration Plan" and applies to all MRHA housing programs.

2.0 Definitions

The definitions in this Section apply only to this Policy.

- 2.1 **Confidentiality:** Means that MRHA will not enter information provided to MRHA 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 Virginia, 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 Virginia. 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 MRHA.

3.0 Certification and Confidentiality

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 MRHA, 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, MRHA, 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.

Violence Against Women Act (VAWA) Policy

3.2 HUD Approved Certification

For each incident that a person is claiming as abuse, the person shall certify to MRHA, 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 MRHA, 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

MRHA, the owner and managers shall keep all information provided to MRHA under this Section confidential. MRHA, 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;
- (b) the disclosure is required for:
 - (i) eviction from public housing under 42 U.S.C. §1437 l(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 MRHA 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.

Violence Against Women Act (VAWA) Policy

- 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, MRHA, 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 MRHA, 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.
- 4.6 Nothing in Sections 4.1, 4.2, and 4.3 limits MRHA, 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 MRHA, 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 MRHA, an owner or manager's authority to evict or terminate assistance, or deny admission to a program if the MRHA, 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 MRHA, 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.

Violence Against Women Act (VAWA) Policy

- 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 MRHA 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 MRHA 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 MRHA Right to Terminate Housing and Housing Assistance Under this Policy

- 6.1 Nothing in this Policy will restrict the MRHA, 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 MRHA, owner or manager that such a claim is false.
- 6.2 Nothing in this Policy will restrict the MRHA 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 MRHA property to come onto MRHA 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 MRHA 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 MRHA to the Victim, and to the Larger Community.

Violence Against Women Act (VAWA) Policy

- 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 MRHA 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 MRHA 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.

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

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

9.0 Reporting Requirements

MRHA shall include in its 5-year plan a statement of goals, objectives, policies or programs that will serve the needs of victims. MRHA 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 MRHA'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 MRHA policy such as its Statement of Policies or Section 8 Administration Plan, this Policy will control.

Violence Against Women Act (VAWA) Policy

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.