

AGENDA
NRHA Commissioners' Meeting
April 27, 2011 – 8:00 a.m.
201 Granby Street, 12th floor

I. APPROVAL OF MINUTES OF COMMISSIONERS' MEETINGS
April 8, 2011 Board of Commissioners' Meeting

II. REMARKS

Chief Executive Officer Update
Chairman of the Board Comments
Commissioners' Comments

III. DEVELOPMENT OPERATIONS

- 1) Challenges in New Housing Development
Presented by James Gehman
Chief Development Officer

IV. FINANCE AND ADMINISTRATIVE OPERATIONS

- 1) Previous Month's Activities
 - a) Development Activities Report
 - b) Contract Activities
 - c) Anticipated Requests for Proposals, Qualifications, or Quotations and Invitations for Bids
 - d) Cash Advance Report
 - e) Tenant Accounts Receivable Charge-offs

V. HOUSING OPERATIONS

- 1) Housing Operation's Quarterly Report
Presented by Donnell Brown
Chief Housing Officer

NRHA Commissioners' Meeting

April 27, 2011 – 8:00 a.m.

201 Granby Street, 12th floor

VI. NEW BUSINESS

None

VII. COMMITTEE MEETING NOTES

None

VIII. CLOSED MEETING

1. Resolution Convening a Closed Meeting on April 27, 2011, for
 - a) “Discussion and consideration of the disposition of publicly held real property within the Park Place, Kensington, Villa Heights Conservation Area as authorized by Section 2.2-3711.A.3 of the Act.”
 - b) “Discussion and consideration of the disposition of publicly held real property within the Lamberts Point Conservation Area as authorized by Section 2.2-3711.A.3 of the Act.”
 - c) “Discussion and consideration of the disposition of publicly held real property within Broad Creek Revitalization Plan Area as authorized by Section 2.2-3711.A.3 of the Act.”

OTHER NOTICES

The next BOC meeting is Wednesday, May 11, 2011

MINUTES OF MEETING

The Commissioners of the Norfolk Redevelopment and Housing Authority (the "Authority") met in a special monthly meeting at 201 Granby Street, Norfolk, VA at 8:00 a.m. on Friday, April 8, 2011.

The meeting was called to order by Chairman W. Sheppard Miller, III. Upon roll call those present and those absent were as follows:

Present:	Ms. Hattie Anderson
	Mr. F. Nash Bilisoly
	Mr. L. Robert Layton
	Ms. Barbara Hamm Lee
	Mr. W. Sheppard Miller, III
	Mr. Trevor Robinson
Absent:	Mr. Robert J. Soble

Also present were Shurl R. Montgomery, Secretary, Timothy A. Coyle, Attorney, various staff members and one member of the media.

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I. Approval of Minutes of Commissioners' Meeting

The Chairman presented the previously circulated minutes of the March 23, 2011 Board meeting. Upon motion of Mr. Layton, seconded by Ms. Hamm Lee, the minutes were unanimously approved. Mr. Bilisoly abstained because he was not present at that meeting.

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II. Remarks

A. Chief Executive Officer Update

Chief Executive Officer Montgomery's list of activities accomplished since the last Board meeting was previously circulated to the Board. Several items were summarized and briefly discussed by Mr. Montgomery.

1. The Public Housing Annual Plan will be presented for approval at today's meeting.

2. The staff is prepared to hold a work session on the energy performance contract and Mr. Montgomery will work with Mr. Layton to try to schedule the workshop sometime in June.

B. Chairman of the Board Comments

1. Chairman Miller thanked the Board for rescheduling this meeting to accommodate his schedule.
2. The ECBD will meet next week but NRHA has no items on the agenda and Chairman Miller will not be attending.
3. The next regular meeting of the Board will be on April 27th and will focus on budget challenges. The demolition ceremony at Moton Circle will take place that same day at 11:00 a.m. and transportation can be arranged for any Commissioner who wants it.
4. The City Council has expressed interest in having a meeting with the Commissioners in the July 2011 - November 2011 timeframe. The Commissioners were asked to think about topics for discussion.

C. Commissioners' Comments

1. Ms. Hamm Lee reported that she attended NAHRO training last week and found that NRHA is light years ahead of many other housing authorities in providing Commissioners with training. She also stated that Mr. Montgomery did an excellent job this past Sunday at a panel discussion on urban revitalization. Mr. Layton inquired about how best to use the William and Mary study results and the Chairman stated that some key findings could probably be used at the joint meeting with City Council. Mr. Layton suggested that an Executive Summary be prepared.

III. Development Operations

No reports.

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IV. Finance and Administrative Operations

A. FY2012 Budget Process - Expenditure Trends

Ms. Brenda Benn gave a PowerPoint presentation, a copy of which has been filed with these minutes, and she answered general questions.

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V. Housing Operations

A. Resolution Approving Norfolk Redevelopment and Housing Authority's 2011 Annual Plan for Public Housing

Mr. John Kownack introduced Ms. Phyllis Armistead who distributed copies of the final plan and reported that no changes had been made to the draft previously circulated to the Commissioners. Ms Armistead provided an updated summary of stakeholder comments, which included input from the Resident Advisory Board. After discussion, upon Motion of Mr. Layton, seconded by Ms. Hamm Lee, the following Resolution was unanimously approved:

Resolution No. 9054

RESOLUTION APPROVING NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY'S ANNUAL PLAN (FISCAL YEAR 2011) FOR PUBLIC AND ASSISTED HOUSING AND AUTHORIZING SUBMISSION TO THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

WHEREAS, the United States Department of Housing and Urban Development ("HUD") requires public housing authorities to prepare an Annual Plan for public and assisted housing (PHA Plan);

WHEREAS, the PHA Plan has been prepared with input from the Authority's public housing residents, has been made available for public inspection and has been the

subject of a public hearing held March 23, 2011 at which public comment was invited; and

WHEREAS, the PHA Plan is consistent with the Consolidated Plan of the City of Norfolk and the comprehensive housing affordability strategy of the City;

NOW, THEREFORE, BE IT RESOLVED that:

1. The PHA plan, a copy of which has been exhibited at this meeting is hereby approved;
2. The Chairperson is hereby authorized to approve the submission of the PHA Plan to HUD and the Executive Director or his designee, is hereby authorized and directed to take such further actions as may be necessary to carry out the intent of this resolution and to satisfy HUD's requirements in connection with the submission and implementation of the PHA plan.

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VI. New Business

None.

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VII. Committee Meeting Notes

None.

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VIII. Closed Meeting

None.

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There being no further business, the meeting was adjourned at 10:00 a.m.

Secretary

Chairman



BOARD OF COMMISSIONERS' UPDATES

Meeting Date: Wednesday, April 27, 2011

1. Security Camera Surveillance System
2. Renewal of Wachovia/Wells Fargo Revolving Loan
3. Berkley IV Disposition Parcel 1602 (Liberty Street Single-Family Site)
4. FY2012 Budget Revenue and Expenditure Update – Funding Gap

5. RECENT ARTICLES & CORRESPONDENCE/UPCOMING EVENTS
 - a. Board of Commissioner's Updated Meeting Schedule



Commissioners' Update

NRHA Board of Commissioners

Subject: Security Camera Surveillance System	
Executive Contact: Donnell Brown	Date: April 27, 2011

BACKGROUND

The NRHA Board of Commissioners has been presented with information on NRHA staff's research and findings regarding a security camera surveillance system and possible uses at NRHA. Evidence was presented to suggest that a proactively monitored camera system could have great potential to enhance security, add to livability of our communities, and increase the value of our properties, surrounding neighborhoods and Greater City of Norfolk. The Board asked that a pilot project be developed. Diggstown and Oakleaf Forest were selected as pilot communities. The modernization construction projects in the midrise facilities were expanded to include cameras. Feedback from the communities has been positive and supportive for the use of security camera surveillance systems in their communities.

STATUS

In February of last year a consultant was engaged to:

- Work with NRHA staff to examine our project requirements;
- Survey our physical locations;
- Recommend a design model to achieve our goals in Diggstown and Oakleaf Forest. That model will be the basis for future installations;
- Create design documents for Diggstown, Oakleaf, and a monitoring station;
- Assist with the oversight of construction and implementation of the system.

A proposal for 100% surveillance coverage in Diggstown and Oakleaf Forest was rejected as being cost prohibitive. NRHA is now considering a camera surveillance plan of about 30% coverage with the ability to expand as needed. The data gathered during the research of the Diggstown and Oakleaf Forest projects has been applied to the projects in the Midrise facilities. Construction Submittals have been approved at Franklin Arms and Sykes. Negotiations are finalizing with the systems integrators at the ARRA sites (Bobbitt, Hunter Square, and Partrea). A City Wide camera policy has been approved by the City Manager (12-20-2010; NRHA's design fits that policy model.

FUTURE ACTION

- May 2011 Obtain final design documents and cost estimates from consultant
- May – June 2011 Present design to NRHA Executive Staff for review and approval
- May – June 2011 Create RFP for competitive procurement activity
- July – August 2011 Advertise, Evaluate, Award
- August – August Update to Board of Commissioners
- September – November 2011 Installation
- November – December 2011 Train staff
- January 2012 Project complete



Commissioners' Update NRHA Board of Commissioners

Subject: Renewal of Wachovia/Wells Fargo Revolving Loan

Executive Contact: John C. Kownack

Date: April 27, 2011

BACKGROUND

NRHA has an existing revolving loan of up to \$3.0 million with Wachovia Bank that originated in 1994 (then with Cenit Bank) as an approach to accelerate the acquisition of property in the East Ocean View Conservation and Redevelopment project. This revolving loan has been expanded in scope since 1994 to include redevelopment and conservation activities throughout NRHA project areas. The financing tool has been used to provide preliminary and advanced funding for projects where repayments are anticipated from land sale proceeds, permanent project financing or out-year programmed City funding. To date, this revolving loan has supported acquisition and clearance activities throughout Ocean View, advanced infrastructure funding in Broad Creek, construction financing for the renovation of Mission College Apartments and advanced funding for the rehabilitation/sale of a home in Park Place. The revolving loan is subject to annual renewals, with the current term scheduled previously to end on January 30, 2011.

STATUS

In January 2011, the Board of Commissioners was advised that Wachovia Bank had extended the maturity date of the revolving loan until April 30, 2011, and that proposed renewal terms and a resolution authorizing a formal extension would be presented for consideration prior to April 30. Wachovia/Wells Fargo Bank has now informed NRHA staff that it desires to issue an additional 60-day extension of the revolving loan and that proposed renewal terms will be forwarded for consideration prior to June 30, 2011. Current information regarding the revolving loan is summarized below:

Lender:	Wachovia/Wells Fargo Bank
Revolving Loan Amount:	Up to \$3.0 million
Current Balance:	\$2.85 million
Current Maturity Date:	April 30, 2011
Interest Rate:	30-day LIBOR plus 190 basis points (currently 2.11%)
Availability Fee:	75 basis points on unused balance of revolving loan
Security:	Deed of Trust on Lake Wright Golf Course

FUTURE ACTION

It is anticipated that the current loan balance of \$2.85 million will be reduced to approximately \$600,000 when permanent financing for the Mission College renovation project is completed on April 28, 2011. Most likely, the proposed renewal to be considered in June will reflect a reduction in the revolving loan maximum in order to minimize availability fees.



Commissioners' Update NRHA Board of Commissioners

Subject: Berkley IV Disposition Parcel 1602 (Liberty Street Single-Family Site)

Executive Contact: James E. Gehman

Date: April 27, 2011

BACKGROUND

In August 2009, Berkley IV Disposition Parcel 1602 was awarded to Howerin Construction for development of 8 single-family homes. Parcel 1602 is located on the south side of Liberty Street just east of Main Street. The site required a rezoning to R-8 to facilitate the single-family development. During November 2009, the rezoning application was submitted to the Planning Commission who in turn unanimously recommended that the rezoning be approved. The required Public Hearing was scheduled for January 12, 2010.

On January 6, 2010, we received a letter from New Hope United Church of Christ opposing the rezoning of Parcel 1602. The church is located on Liberty Street adjacent to parcel 1602. Their letter states that they would like acquire the site for future expansion. During the January 12, 2010 Public Hearing we were asked by Councilman Riddick to see if some "compromise" could be reached with the church. During February 2010, several meetings were held with the Church and it was determined that their true need was additional parking. As a result, we agreed to set aside two parcels for an expanded church parking lot that would be constructed in accordance with NRHA oversight and City design review.

In March 2010, NRHA issued a 12 month option to the church reserving 2 sites for a parking lot and in return, the church provided a letter to City Planning stating that they no longer opposed the re-zoning. The re-zoning was later approved by Council on Tuesday, April 6th. As a condition of the option agreement, the parcels reserved for the church would revert back to NRHA if said parking lot is not developed within one year. Furthermore, it was understood and agreed that NRHA would develop two additional homes on the site bringing the total number of new homes constructed back to eight.

STATUS

On April 6, 2011, we received a letter from the church stating that they are unable to go forward with the development.

FUTURE ACTION

Award the relinquished parcels to Howerin Construction for development of two additional single-family homes as originally planned.

PARCEL 1602 - PROPOSED REZONING & SUBDIVISION



PARCEL 1602 - REVISED PROPOSAL
PROPOSED RE-SUBDIVISION FOR CHURCH PARKING



**NEW HOPE UNITED CHURCH OF CHRIST
145 E. LIBERTY STREET
NORFOLK, VIRGINIA 23523
(757) 543-1564office (757) 502-8207fax**

**REV. DR. JAMES W. ANDERSON, PASTOR
EVANGELIST MICHELE DONALDSON, ASSISTANT PASTOR**

Deacon William A. L. Brown II, Joint Board Chairman
Chairman

Trustee Virginia Sawyer, Trustee Board

Deaconess Cherri Brown, Church Secretary

January 6, 2010.

Regina V.K. Williams
City Manager
City Hall Building
810 Union Street
Room 1006
Norfolk, Virginia 23510

Re: Opposing of Rezoning of Property located at 115 E. Liberty Street

Dear Ms. Williams,

We the members of New Hope United Church of Christ (145 E. Liberty Street) are writing to express our concerns opposing the rezoning of the property at 115 E. Liberty Street which is located next to our church.

New Hope has been apart of the Berkley Community since 1899 and we have been at our current location on Liberty Street since 1975. It is the plan of the church to purchase this property for the future expansion and development of the church.

This property is currently zoned as Commercial and if rezoned it will become a Residential property where eight (8) single family homes will be built.

It is the desire of the church to enhance the community by providing a Safe Space for the community children. We are projected in the near future to construct a 14,000 square foot facility named The New Hope Development Center. This will include a Resource Center which will provide a tutorial program, computer training, and child care. The Center will also provide services for adults and

families, such as GED classes, and counseling services.

The center will also be the Home of our Senior Complex. This complex will provide residential living for adults over 55 years of age.

We are soliciting your vote by supporting New Hope in their future endeavors to expand our church as well as develop our community and not allow rezoning of this property to residential dwellings.

Respectfully Submitted,

Dr. James W. Anderson, Pastor

March 30, 2010

Ms. Virginia Marner-Sawyer, Trustee
Rev. James W. Anderson, Pastor
New Hope United Church of Christ
145 E. Liberty Street
Norfolk, VA 23523

Re: Berkley IV Redevelopment Project
Disposition Parcels 1602-15 & 1602-16

Greetings:

We wish to acknowledge receipt of your check in the amount of \$500 representing the option fee on the referenced properties, as well as the letter to the City of Norfolk stating that the church no longer opposes the rezoning application to R-8.

This option will run from April 1, 2010 to March 31, 2011, with the provisions as outlined in our letter to the Board of Trustees dated February 23, 2010.

Sincerely,

Gayle C. Blackstone
Director, Department
Real Estate Services

cc: Mr. Michael Clark, Director Neighborhood Operations

bc: Parcel
Chrono
Anita Roberts

fu: February, 2011

GCB/laf

MAILED
MAR 31 2010
**NORFOLK
REDEVELOPMENT
HOUSING AUTHORITY**

FILE COPY

**NEW HOPE UNITED CHURCH OF CHRIST
145 E. LIBERTY STREET
NORFOLK, VIRGINIA 23523**

(757) 543-1564 church (757) 502-8207 fax

EVANGELIST MICHELE DONALDSON, INTERIM PASTOR

*Deacon William A. L. Brown II, Joint Board Chairman Trustee Janet Thompson, Trustee Board Chairman
Deaconess Cherri Brown, Church Secretary*

April 6, 2011

Norfolk Redevelopment & Housing Authority
Attn: Mr. Clark
P O Box 968
Norfolk VA 23501-0968

RE: Land Purchase

Dear Mr. Clark:

We regret that at the present time, we must decline the opportunity to go forward with the purchase and development of the two adjacent lots.

This past year we have been faced with many trying obstacles; however, we will continue to move forward.

We are grateful and appreciate your understanding in this matter.

Sincerely,

Evangelist Michele Donaldson
Evangelist Michele Donaldson
Interim Pastor

Deacon William A. L. Brown II
Deacon William A. L. Brown II
Joint Board Chairman



Commissioners' Update NRHA Board of Commissioners

Subject: FY2012 Budget Revenue and Expenditure Update – Funding Gap

Executive Contact: Clara Graves, Chief Financial Officer

Date: April 27, 2011

BACKGROUND

The April 8th meeting provided an opportunity to discuss expenditure projections which will impact major programs administered by NRHA in FY2012. During the discussion, a projected funding gap of \$5.8M less \$1.4 million from privately managed properties created a net deficit of \$4.4M.

Subsequently, revenue and expenditure updates have created a new funding gap of \$5.6million (does not include the \$1.4 million from privately managed properties mentioned above). Even though it appears to be a minimal change, there are significant impacts by divisions which are highlighted below.

STATUS

Development Division

**Expenditure Projections remain as previously reported,
Revenue Projections decreased by a net \$514,336:**

Increases

- Neighborhood CIP program \$223,000
- Local Rehab Project \$5,000

Decreases

- CDBG Program - \$245,357
- CDBG Administration - \$146,935
- HOME Program - \$283,804
- HOME Administration - \$8,865
- Home Net - \$12,375
- Local Development - \$45,000 (Bond Payoff and Management Fee Earnings)

Housing Division

**Expenditure Projections reduced by \$318,000,
Net Revenue Projections increased by a net \$384,943**

Increases

- Federally Aided Subsidy - \$782,529 (subsidy calculated at 95.6% vs. 92%)

Decreases

- Housing Choice Voucher Administrative Fees \$332,997
- Other Housing Programs \$64,689

See attached Funding Gap Matrix

FUTURE ACTION

May 11 Board Meeting – presentation on funding strategies for impacted programs and to close the gap for a proposed balanced budget.

FY2012 Funding Gap Strategy

Program	Gross Funding Gap 4.21.2011	Privately Managed Properties Earnings	Program Reserves	Expenditure Reduction Strategies	Increase Revenue Strategies	Balance of Deficit
Federally Aided	\$2,804,452					2,804,452.00
HCV Administration	666,446					666,446
HCV SRO	34,347					34,347
Development Administration	1,122,718					1,122,718
Debt Service Payment	346,372					346,372
Housing Reinvention	7,670					7,670
Broad Creek Village Center	50,000					50,000
NRHA Facilities	140,000					140,000
CEO Contingency Fund	413,078					413,078
TOTAL	\$5,585,083	-	-	-	-	\$5,585,083

RECENT ARTICLES &
CORRESPONDENCE / UPCOMING EVENTS



BOARD OF COMMISSIONERS' Meeting Dates 2011

Date	Meeting Type	Location	Time
Wednesday, April 27	Regular Meeting	201 Granby Street	8:00 a.m. to 10:30 a.m.
Wednesday, May 11	Regular Meeting • Budget Strategies	201 Granby Street	8:00 a.m. to 11:00 a.m.
Wednesday, May 25	Regular Meeting • Present Proposed Budget • Conduct Public Hearing	Ruffner Middle School	4:00 p.m. to 6:30 p.m.
Wednesday, June 8	Regular Meeting • Adopt Budget	201 Granby Street	8:00 a.m. to 10:30 a.m.
Wednesday July 13	Regular Meeting	201 Granby Street	8:00 a.m. to 10:30 a.m.
Wednesday, August 10	Regular Meeting	201 Granby Street	8:00 a.m. to 10:30 a.m.
Wednesday, September 14	Regular Meeting	201 Granby Street	8:00 a.m. to 10:30 a.m.
Wednesday, October 12	Regular Meeting	201 Granby Street	8:00 a.m. to 10:30 a.m.
Wednesday, November 9	Regular Meeting	201 Granby Street	8:00 a.m. to 10:30 a.m.
Wednesday December 14	Regular Meeting	201 Granby Street	8:00 a.m. to 10:30 a.m.



Chief Executive Officer's Report

Dates: March 18 – April 4, 2011

Activities accomplished since last Board of Commissioners' Meeting:

Meetings

- Attended several meetings with staff regarding budget preparations
- Met with HR Director on personnel matters
- Attended a Neighborhood Grant Planning meeting with staff and city staff
- Attended the Mayor's Downtown Forum
- Met with Chiefs and staff in work sessions
- Attended Board of Commissioner's monthly meeting
- Met with Development staff regarding division financial management
- Met with HRV staff and Chief Financial Officer on policies and procedures.
- Attended meeting with staff for the annual picnic
- Attended monthly meeting with the Leadership Team
- Met with Director of Communications regarding community events
- Met with Chief Housing Reinvention Officer on budget matters
- Met with CEO of HRV six times in past month
- Met with Chief of Housing regarding budget
- Met with staff regarding various Broadcreek neighborhood efforts
- Met with representatives of Community Preservation and Development Corporation and staff
- Attended the Board of Managers meeting of HRV



Agenda Item NRHA Board of Commissioners

Subject: Challenges in New Housing Development

Executive Contact: James E. Gehman

Date: April 27, 2011

BACKGROUND

The foreclosure crisis has deflated the perceived value of housing. Because the cost of construction has not diminished, the price gap between new and existing homes has widened. For the first time in modern history, buyers consider a house as a depreciating asset and are favoring for the lowest cost alternative, the existing house. This presentation outlines how this market condition is affecting the Authority's neighborhood revitalization program and what strategies are being followed to mitigate the current housing economic climate.



SALES (DISPOSITIONS)

Date Range: 07/01/2010 - 03/31/2011

Disposition #	Suffix	Address	Developer	Usage	Development Value	Settlement Date	Price
Berkley IV							
1602 (9to 14)	13	109 E. Liberty Street	Howerin Construction Corp	Residential SF 3 bdrm (mkt rate)	199,000.00	03/31/2011	\$9,883.34
1602 (9to 14)	11	818 South Main Street	Howerin Construction Corp	Residential SF 3 bdrm (low mod)	236,000.00	08/06/2010	\$10,000.00
					Berkley IV Total [2] =		\$19,883.34
Central Brambleton							
1282		1282 Corprew Avenue	Howerin Construction Corp	Residential SF 3 bdrm (mkt rate)	205,000.00	03/31/2011	\$15,000.00
					Central Brambleton Total [1] =		\$15,000.00
East Ocean View Redevelopment/East Beach							
5-15	5-G	9573 29th Bay Street	Stephen Alexander Homes, LLC	Single-Family	500,000.00	03/21/2011	\$31,000.00
6-69	6-L	9527 24th Bay Street	L. R. Hill Custom Builders, Inc.	Single-Family	429,000.00	03/01/2011	\$15,000.00
6-67	6-L	9531 24th Bay Street	Seaside Homes, LLC	Single-Family	439,000.00	12/21/2010	\$17,000.00
6-61	6-K	9548 24th Bay Street	Simpson Builders, Inc.	Single-Family	644,547.00	12/10/2010	\$28,500.00
6-54	6-M	9506 24th Bay Street	L. R. Hill Custom Builders, Inc.	Single-Family	500,000.00	12/06/2010	\$15,000.00
6-47	6-I	9565 24th Bay Street	Bill Ore, LLC	Single-Family	559,000.00	10/31/2010	\$29,500.00
6-57	6-M	9524 24th Bay Street	L. R. Hill Custom Builders, Inc.	Single-Family	410,000.00	10/31/2010	\$15,000.00
5-12	5-D	4847 Conventry Lane	Beachtowne Builders	Single-Family	500,000.00	10/20/2010	\$31,000.00
6-62	6-J	9560 24th Bay Street	Crumley Group, Inc.	Single-Family	700,000.00	09/09/2010	\$26,300.00
3-71	3-G	4712 Pleasant Avenue	L. R. Hill Custom Builders, Inc.	6 Townhomes	2,735,400.00	08/30/2010	\$86,600.00
6-56	6-M	9518 24th Bay Street	Seaside Homes, LLC	Single-Family	396,000.00	08/27/2010	\$15,000.00

SALES (DISPOSITIONS)
Date Range: 07/01/2010 - 03/31/2011

Disposition #	Suffix	Address	Developer	Usage	Development Value	Settlement Date	Price
East Ocean View Redevelopment/East Beach							
6-55	6-M	9512 24th Bay Street	Seaside Homes, LLC	Single-Family	396,000.00	08/27/2010	\$15,000.00
6-65	6-J	9578 24th Bay Street	Simpson Builders, Inc.	Single-Family	627,149.00	07/08/2010	\$27,300.00
East Ocean View Redevelopment/East Beach Total [13] =							\$352,200.00
Huntersville Redevelopment							
237	C-7	1504 Church Street	Howerin Construction Corp	3 bdrm Mkt-rate Townhouse	235,000.00	02/25/2011	\$9,629.63
237	A6	740 Washington Avenue	Howerin Construction Corp	4 bdrm Mkt-rate Townhouse	235,000.00	12/31/2010	\$9,629.63
237	A8	748 Washington Avenue	Howerin Construction Corp	3 bdrm Mkt-rate Townhouse	185,000.00	12/30/2010	\$9,629.63
237	A7	744 Washington Avenue	Howerin Construction Corp	3 bdrm Mkt-rate Townhouse	185,000.00	12/10/2010	\$9,629.63
237	A5	736 Washington Street - Maplewoods	Howerin Construction Corp	4 bdrm Mkt-rate Townhouse	235,000.00	11/30/2010	\$9,629.63
237	B1	721 Lexington Street	1500 Church, LLC/ACS	4 bdrm Mkt-rate Townhouse	234,000.00	10/08/2010	\$9,629.63
Huntersville Redevelopment Total [6] =							\$57,777.78
Neighborhood Stabilization Program							
2106		2620 Bapaume Avenue	Hughes & Long Construction, LLC	3 bedroom SF detached	156,485.00	02/23/2011	\$156,485.00
Neighborhood Stabilization Program Total [1] =							\$156,485.00
Grand Total [23] =							\$601,346.12



ACQUISITION DETAILS

Date Range : 07/01/2010 - 03/31/2011

July 2010

Block: 10 Parcel: 5 Huntersville Redevelopment
 Property Address: 1400 Church Street
 Seller: Agent F. Helms 549-8467 Ralph B Brickers, Jr.
 Closed: July 23, 2010
 Total Amount: \$ 150,000.00
 BNO: LMH
 Fund Source: CDBG 25 - \$ 67759.50 CDBG 29 - \$ 58397.50 CDBG 24 - \$ 23843.00

Block: 20 Parcel: 2 Central Brambleton
 Property Address: 1317 E. Va. Beach Blvd
 Seller: Julian Willadale Francis
 Closed: July 26, 2010
 Total Amount: \$ 140,000.00
 BNO: N/A
 Fund Source: CIP 30 - \$ 140000.00

Block: 14 Parcel: 2 Campostella Heights
 Property Address: 1709 Princeton Ave
 Seller: C/O Exit Realty Patricia A Hickmon
 Closed: July 29, 2010
 Total Amount: \$ 95,500.00
 BNO: N/A
 Fund Source: CIP 30 - \$ 95500.00

Summary	
Fund Source GY	Acquisition Price
CDBG 24 [2004]	23,843.00
CDBG 25 [2005]	67,759.50
CDBG 29 [2009]	58,397.50
CIP 30 [2010]	235,500.00
Total:	385,500.00

August 2010

ACQUISITION DETAILS

Date Range : 07/01/2010 - 03/31/2011

August 2010

Block: 0 Parcel: 5 Neighborhood Stabilization Program
Property Address: 3614 Nottaway Street
Seller: Federal Home Loan Mortgage Company
Closed: August 09, 2010
Total Amount: \$ 102,000.00
BNO: LMMI
Fund Source: NSP 30 - \$ 102000.00

Block: 17 Parcel: 3 Berkley III
Property Address: 516 Stafford Street
Seller: Federal National Mortgage Association
Closed: August 27, 2010
Total Amount: \$ 59,900.00
BNO: N/A
Fund Source: CIP 30 - \$ 59900.00

Block: 17 Parcel: 6 Willoughby
Property Address: 1127 West Ocean View Avenue
Seller: JIG HOLDINGS,LLC
Closed: August 27, 2010
Total Amount: \$ 205,000.00
BNO: N/A
Fund Source: CIP 30 - \$ 205000.00

Summary	
Fund Source GY	Acquisition Price
CIP 30 [2010]	264,900.00
NSP 30 [2010]	102,000.00
Total:	366,900.00

September 2010

Block: 0 Parcel: 6 Neighborhood Stabilization Program
Property Address: 2413 Minnesota Avenue
Seller: SUTTON FUNDING, LLC
Closed: September 03, 2010
Total Amount: \$ 130,000.00
BNO: LMMI
Fund Source: NSP 30 - \$ 130000.00

ACQUISITION DETAILS
Date Range : 07/01/2010 - 03/31/2011

September 2010

Block: 0 Parcel: 4 Neighborhood Stabilization Program
 Property Address: 2644 Ballentine Blvd
 Seller: Housing Urban Development
 Closed: September 28, 2010
 Total Amount: \$ 78,000.00
 BNO: LMMI
 Fund Source: NSP 30 - \$ 78000.00

Summary	
Fund Source GY	Acquisition Price
NSP 30 [2010]	208,000.00
Total:	208,000.00

November 2010

Block: 17 Parcel: 7 Willoughby
 Property Address: 1123 W. Ocean View Ave
 Seller: Christopher David Hope
 Closed: November 19, 2010
 Total Amount: \$ 275,000.00
 BNO: N/A
 Fund Source: CIP 30 - \$ 275000.00

Summary	
Fund Source GY	Acquisition Price
CIP 30 [2010]	275,000.00
Total:	275,000.00

January 2011

Block: 12 Parcel: 1 South Brambleton
 Property Address: 313 Reservoir Ave
 Seller: Hutch Properties LLC
 Closed: January 04, 2011
 Total Amount: \$ 450,000.00
 BNO: N/A
 Fund Source: CIPI 30 - \$ 450000.00

Summary	
Fund Source GY	Acquisition Price
CIPI 30 [2010]	450,000.00
Total:	450,000.00

March 2011

ACQUISITION DETAILS

Date Range : 07/01/2010 - 03/31/2011

March 2011

Block: 7 Parcel: 4 Berkley III
Property Address: 411 Pendleton Street
Seller: Federal National Mortgage Association
Closed: March 28, 2011
Total Amount: \$ 39,900.00
BNO: N/A
Fund Source: CIP 30 - \$ 39900.00

Summary	
Fund Source GY	Acquisition Price
CIP 30 [2010]	39,900.00
Total:	39,900.00

Total Acquisition Cost: \$ 1,725,300.00

Total Count: 11



Project Summary By Neighborhood

For the Period : 07/01/2010 - 04/15/2011

Project	Amortized Loans	ES-NHR-HS Loans/Grants	AIG & SSG/HA	ERG & LBP	Units # LM	Units # NLM	Home	CD	FRR	CIP	Total per proj area	Owner's cash	Total include o/cash
B3A	0	0	0	0	0	0	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
BPA	0	5	0	0	5	0	\$0.00	\$204,600.00	65,000.00	\$0.00	269,600.00	\$1,673.34	\$271,273.34
BVA	0	2	1	0	2	1	\$0.00	\$41,843.00	40,950.00	\$2,838.00	85,631.00	\$3,764.00	\$89,395.00
CAM	0	3	0	0	3	0	\$0.00	\$0.00	0.00	\$141,838.00	141,838.00	\$914.66	\$142,752.66
CBA	0	0	1	0	0	1	\$0.00	\$0.00	0.00	\$1,500.00	1,500.00	\$1,500.00	\$3,000.00
CFA	0	2	0	0	2	0	\$0.00	\$65,000.00	65,000.00	\$0.00	130,000.00	\$777.67	\$130,777.67
CHA	0	0	0	0	0	0	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
CLA	0	1	0	0	1	0	\$0.00	\$0.00	65,000.00	\$0.00	65,000.00	\$359.33	\$65,359.33
DGP	0	0	0	45 (03)	45	0	\$0.00	\$415,183.00	0.00	\$0.00	415,183.00	\$0.00	\$415,183.00
FPL	0	9	0	0	9	0	\$0.00	\$463,746.00	40,950.00	\$0.00	504,696.00	\$3,346.67	\$508,042.67
FRR	0	0	0	0	0	0	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
HTA	0	0	1	0	0	1	\$0.00	\$0.00	0.00	\$5,000.00	5,000.00	\$8,368.00	\$13,368.00
LPA	0	0	0	0	0	0	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
NHA	0	1	0	0	1	0	\$0.00	\$48,300.00	0.00	\$0.00	48,300.00	\$309.33	\$48,609.33
OVC	0	0	0	0	0	0	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
PPA	0	3 <u>1</u>	1 <u>1</u>	0	2	1	\$0.00	\$51,030.00	57,225.00	\$5,000.00	113,255.00	\$19,403.33	\$132,658.33
WBY	0	0	0	0	0	0	\$0.00	\$0.00	0.00	\$0.00	0.00	\$0.00	\$0.00
WCA	0	3	0 <u>2</u>	0	1	2	\$0.00	\$0.00	0.00	\$126,426.00	126,426.00	\$995.34	\$127,421.34
WOV	0	2	0	0	2	0	\$0.00	\$128,998.00	0.00	\$0.00	128,998.00	\$675.33	\$129,673.33
Total :	0	31	4	45	73	6	\$0.00	1,418,700.00	334,125.00	\$282,602.00	\$2,035,427.00	\$42,087.00	\$2,077,514.00
TOTAL:		80			81						\$2,035,427.00		\$2,077,514.00

*Number in parenthesis indicates # of Modification loans and is included in the number next to it.

** Number in square brackets shows number of vacant units



COMMISSIONERS' MONTHLY CONTRACT REPORT –
Meeting Date: 04/27/2011

As set forth in Resolution No. 8053 adopted January 23, 1995, the below listed contracts, change orders, and bid activities are for the Commissioners' information only, and no vote is required.

March 31, 2011

New contracts issued between \$30,000 and \$99,999:	<i>Contract Ceiling</i>	A	B	C
1. None				

New contracts issued for \$100,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. Moton Circle Demolition - Contaminant Control, Inc.	718,000.00	C		F

New Interagency Agreements \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

Change orders issued for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

Options exercised for \$30,000 and over:	<i>Contract Ceiling</i>	A	B	C
1. None				

A. KEY to contract type:

C – Construction O – Other than Professional Services
P – Professional Services G – Goods, Equipment, Materials, etc.

B. KEY to ownership type, new contracts only:

M – Minority owned 3 – Section 3 W – Woman owned

C. KEY to Funding:

FF – Fully Funded IF – Incrementally Funded by Task Orders

**BID ACTIVITY FOR CONTRACTS \$100,000 AND ABOVE
FOR THE MONTH ENDING March 31, 2011**

Moton Circle Demolition - Contaminant Control, Inc.

Advanced Restoration Service, Inc.	2,136,432.70	
Conrad Brothers, Inc.	1,886,526.00	
Waco, Inc.	1,484,000.00	
National Salvage & Service Corporation	1,068,000.00	
C&R Environmental Associates	1,060,000.00	
Macrons, Inc.	1,005,352.00	
Adira Construction, Inc.	999,923.00	
B&R Construction & Management, Inc.	795,000.00	
Contaminate Control, Inc.	718,000.00	Awardee
Annex General Contracting, Inc.	273,000.00	non-responsive



**Anticipated Requests for Proposals,
Quotations and Invitations for Bids**

April 2011

Type of Solicitations	Projected Solicitation Date	Initiating Department
RFP, Market Analysis and Urban Design Support Svcs	April 2011	Development, D&C
IFB, NRHA Stockless Inventory	May 2011	Purchasing for Hsg Ops
RFP, Structural Engineering Services	June 2011	Design & Construction
RFP, Environmental Engineering A&E Services	June 2011	Design & Construction
RFP, Process Server	June 2011	Asset Management
RFP, Uniform Lease/Rental	June 2011	Asset Management
RFP, Abestos Inspection Services	June 2011	Design & Construction
IFB, Diggs Town & Calvert Square Erosion Mitigation	June 2011	Capital Funds
RFP, Temporary Employment Staffing Service	June 2011	Human Resource
RFP, Medical Screening Services	June 2011	Specialized Maintenance



COMMISSIONERS' CASH ADVANCES STATUS REPORT

As set forth in Resolution No. 9043 adopted November 15, 2010, listed below are
 disbursed balances advanced for approved budgeted activities
Commissioner's information only, and no vote is required.

March 31, 2011

Outstanding Uses	Amount	Projected Repayment Date	Repayment Source
			Other Programs' Earnings
<i>Development Division Disbursements</i>			
1 Home	\$ 132,243.00	c April 11-June 11	Reimbursement Request - City Contract
2 City Capital Improvement	511,908.00	a April 11-June 11	Reimbursement Request - City Contract
3 City Capital Improvement -Admin	146,733.00	a April 11-June 11	Reimbursement Request - City Contract
4 Community Development	1,334,712.00	a April 11-June 11	Reimbursement Request - City Contract
5 Neighborhood Stabilization Program	86,193.00	April 11-June 11	Reimbursement Request - City Contract
<i>Housing Division Initiatives</i>			
6 Fire and Safety Grant	44,549.00	April 11-May 11	Grant Reimbursement Request
7 Public Housing FSS Coordinator	1,535.00	April 11-May 11	HUD Drawdown
8 Housing Choice Voucher Admin	232,499.00	c April 11-May 11	HUD Funding/Other Programs' Earnings
<i>Reinvention Initiatives</i>			
9 Reinvention Team Administration	533,415.00	May-11	Mission College Development Fee
10 Partrea Senior Project	139,719.00	May-11	Line of Credit budgeted; no balance available
11 Oakmont Development	514.00	May-11	Line of Credit budgeted; no balance available
12 Hope 6 CSS + Homeownership Asst.	6,725.00	May-11	HUD Drawdown
13 Park Terrace	66,423.00	b1 May-11	3rd Party Management Agent to reimburse
<i>Other</i>			
14 CEO Contingency Fund	111,320.00	c Mar-11	Current Year Earnings - Merrimac Project
15 Earnings from other programs	-490,552.00	c1 Jun-11	Transfer of Other Programs' Earnings
Total Outstanding Advances	<u>\$ 2,857,936.00</u>	d	

Other Outstanding Balances

- a Prior year expenditures are included in this balance; total for all is \$951,143.93 (CIP \$341,641.60); (CD 08 & 09 adm (\$220,616.35, \$388,885.98))
- b Draw down completed and funding received subsequent to month end report.
- b1 Reimbursement request submitted; transaction in transit.
- c Deficits up to approved budget limit anticipated for this program.
Development-\$365,621; HCV - \$336,993; CEO Contingency Fund \$336,723; totals \$1,039,337.
- c1 Current earnings of other programs are approved to fund this portion of the listed deficit balance.
- d Other advances previously approved also exists, ie. BCR revolving fund, New Ballentine Facility Project.
Quarter updates of these balances will also be provided.



Narrative of Significant Accounts Charge Offs for the Quarter Ending March 31, 2011

Young Terrace had the largest write-off for \$4,641.83 - \$4,141.83 rent, \$344.00 maintenance, and \$156.00 other charges. The tenant's monthly rent was \$617.00. The tenant was evicted for non-payment of rent and failure to report. Young Terrace also had the third largest write-off for \$2,537.18 - \$2,385.65 rent, \$6.53 maintenance, and \$145.00 other charges. The tenant's monthly rent was \$64.00. The tenant was evicted due to fraud.

Diggstown had the second largest write-off for \$4,136.30 - \$3,953.14 rent, and \$183.16 other charges. The tenant's monthly rent was \$50.00. The tenant moved prior to eviction due to fraud. Diggs also had the fourth largest write-off for \$1,907.90 - \$1,084.46 rent, \$554.00 maintenance, and \$269.44 other charges. The tenant's monthly rent was \$563.00. The tenant was evicted for non-payment of rent. Diggs also had the last largest write-off for \$1,379.68 - \$803.64 rent, \$344.00 maintenance, and \$232.04 other charges. The tenant's monthly rent was \$699.00. The tenant moved prior to eviction for non-payment of rent.

All other accounts were written-off for the following reasons: 6 write-offs for tenants evicted due to non-payment of rent, 6 write-offs for tenants evicted for drugs, 13 write-offs were for other reasons (move-outs, skips, deceased, section 8 etc.)

Write-off Analysis per Community

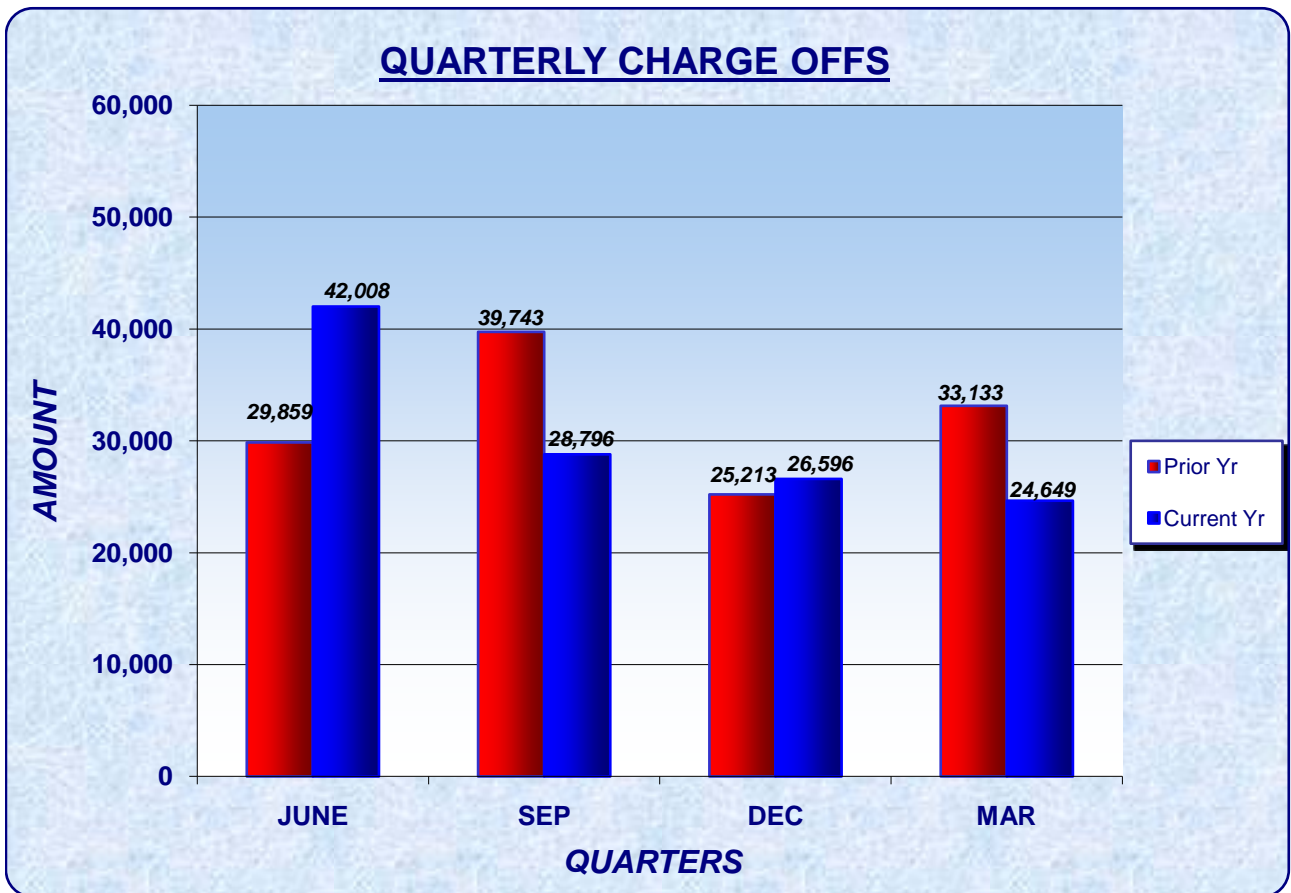
Community	#Of Units	# Of Write-Offs	Amount	Avg. Write-off
Tidewater	618	7	\$3,383.82	\$483.40
Diggs	422	4	\$7,817.76	\$1,954.44
Grandy	363	5	\$2,149.85	\$429.97
Calvert	310	4	\$1,506.49	\$376.62
Moton	138	1	\$179.65	\$179.65
Young	752	7	\$8,372.54	\$1,196.07
Hunter Sq	91	2	\$1,238.60	\$619.30
Total		30 Write-offs	\$24,648.71	

The write-off breakdown is as follows:

Over \$1,000	\$14,602.89	5
\$901-1,000	0	0
\$801-900	\$844.40	1
\$701-800	\$1,568.22	2
\$601-700	\$616.79	1
\$501-600	\$2,177.77	4
\$401-500	\$1,377.67	3
\$301-400	\$1,478.56	4
\$201-300	\$1,590.35	6
\$101-200	\$291.83	2
Under \$100	\$100.23	2
Total	\$24,648.71	30 Accounts

NRHA Tenant Accounts Receivable Charge Offs For The Quarter Ending March 31, 2011

TOTAL OF INDIVIDUAL BALANCES :	AMOUNT	NUMBER OF..
\$00.00 to \$499.99	\$ 4,838.64	17
\$500.00 to \$1,999.99	\$ 8,494.76	10
\$2,000.00 and Above	<u>\$ 11,315.31</u>	<u>3</u>
TOTAL CHARGE OFFS FOR THE QUARTER	<u>\$ 24,648.71</u>	<u>30</u>



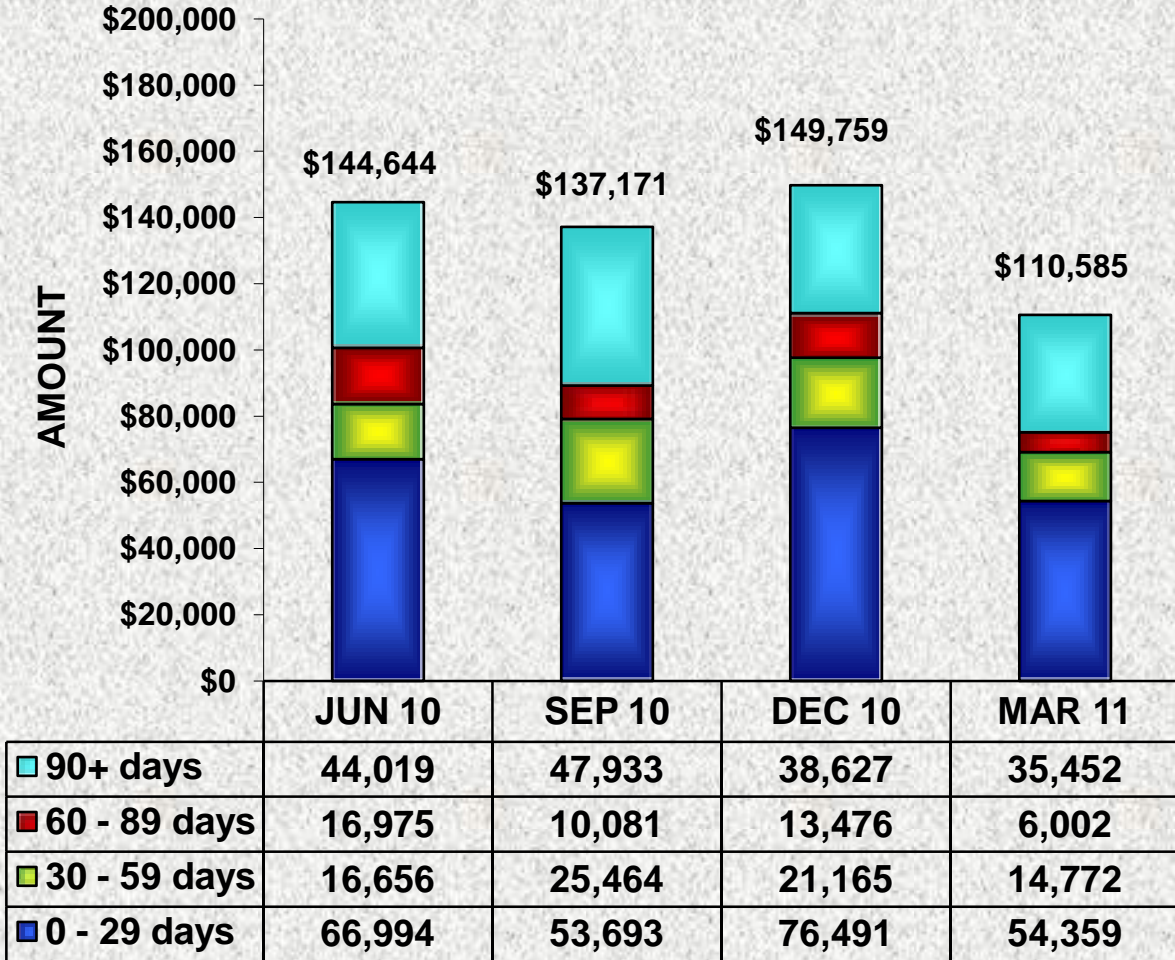
Comments :

- 1) Gross write-offs for FY2010 were 1.44% of total tenant revenue.
Gross write-offs for FY2011 are 1.16% of total tenant revenue.

- 2) FY2010 recoveries amounted to \$55,513 or 40% of total write-offs of \$140,097.
FY2011 year-to-date recoveries amount to \$12,181 or 15% of total write-offs of \$80,041.

**PUBLIC HOUSING ACCOUNTS RECEIVABLE
AT MARCH 23, 2011**

AGED ACCOUNTS RECEIVABLES



Comments :

- 0-29 days consists of excess utilities, maintenance charges, late fees, warrants and any outstanding rent for the previous month. The resident is responsible for paying the late fees, warrant and maintenance charges on the first of the following month.
- 30-59 days consist of late fees, warrant fees, maintenance charges and rent past due that has not been collected for the past 2 months.
- 60-89 days consist of late fees, warrant fees, and rent past due for the past 3 months. At this point we are able to move on possession of the unit if awarded by the Court.
- 90+ days consists of some residents who have been evicted and some that are still in occupancy for debts not collected for the past 4 months or longer. The amount of Aged Accounts Receivables in the "90+ days" category will normally be written off in the following quarter. However, the actual amount written off will be lower.

**PROPERTY MANAGEMENT DEPARTMENT QUARTERLY UPDATE
JANUARY 2011 – MARCH 2011**

Activities

- NRHA contracted with US Inspection Group to perform Uniform Physical Conditions System (UPCS) inspections on all units. The contract began August 2010 and USIG is performing UPCS inspections on a monthly basis.
- Relocation efforts have been completed for the residents of Young Terrace displaced in order to complete construction for the conversion of handicapped units. Sixty-three (63) residents were relocated as of March 2011.
- Ongoing relocation efforts provided for the resident of Moton Circle since approval of our demolition application. One hundred thirty-two (132) residents have relocated as of March 31, 2011. One (1) resident remains to be relocated to HCV.
- Asset Manager for Zone 2 position filled on March 14, 2011. Candidate selected for Zone 1 – scheduled to begin work on April 18, 2011.
- MOU established to assist PRHA with Tax Credit compliance at two communities.
- Franklin Arms Tax Credit Investor audit completed with no reportable tax credit findings on the file or physical review.
- Assisted with developing Tax Credit application for possible expansion at Partrea Midrise.

Occupancy

- Number of applicants on Public Housing Wait List – 1,987
- Public Housing Wait List opened for 3, 4, 5, and 6 bedrooms family communities on December 10, 2010
- New Resident Orientation conducted weekly.

Training

- Elite Training for all Property Management Staff.
- Team Building Training for all Grandy Village Community Staff.
- Policy training conducted to review NRHA Housekeeping and Extermination policies – Asset Managers, Property Managers, and Case Managers.
- Policy training conducted to review FSS and Verification policies – Asset Managers, Property Managers, Case Managers, and Client Services Staff.

**PROPERTY MANAGEMENT DEPARTMENT QUARTERLY UPDATE
JANUARY 2011 – MARCH 2011**

Security Program Activities

Section 8 Referrals / police inquiry investigations	9
Section 8 / management services appeal hearings	0
Programs / presentations	31
Surveys / surveillance	19
Field interviews	10
Meetings	60
Trespass warnings	33
Court appearances / case research	76
Incident reports	15
School visits	25
Fraud hot line calls	64
Request for transfer investigations	17
Tenant folder assessment / review	58
VAWA certification investigations	27
Employee related investigations	0
Informal settlement of grievance hearings / review (trespass / ban policy)	29
Hot spot cards	3
GTAS/Notice of lease review	162
Significant Event Notifications	15
Sex Offender Investigations	7
Tenant Patrols Recruitment Efforts	14
Community Partners	9
Citizen Academy Recruitment	0
Youth Leadership Academy Recruitment	46

- Law Enforcement / Security Contract - ongoing monitoring of contract and crime report analysis
- Sex Offender Registration Monitoring ongoing
- NPD Criminal Investigative Unit – Joint investigations in partnership with ATF/State Police
- Vice & Narcotic / Gang Suppression Unit Joint Investigations – Unit has been working closely with CROs targeting drug houses with positive results. Investigations ongoing.
- Norfolk Public Schools Security Coordinator ongoing
- Norfolk Juvenile Probation & Parole - ongoing collaboration of resources
- Office of the Commonwealth Attorney - ongoing prosecution initiatives
- PACE Support Services - ongoing contact for collaboration of resources.
- Midrise/Community Security/Safety Checks ongoing.
- Ongoing projects – Volunteer Resident Patrol Recruitment, Safety Site Assessments, Girls 2 Women Mentoring Program, Parenting Connection, VAWA Domestic Violence Certification Investigations, Video Surveillance Camera Systems, Emergency Preparedness Trainings, and Trespass/Ban Policy review.

**PROPERTY MANAGEMENT DEPARTMENT QUARTERLY REPORT
January 2011 – March 2011**

Management Assessment Certification Fiscal Year FY11 – 3rd Quarter

MASS CODE	MASS MEASURE – VACANT UNIT TURN TIME	NRHA GOALS	NRHA RESULTS
V12400	Total number of turnaround days.		3,816
V12700	Total number of vacant units turned around and lease in effect.		259
V12800	Average number of calendar day's units in down time.	0	.15
V12900	Average numbers of calendar day's units in make ready time.	13	11.36
V13000	Average number of calendar day's units in lease up time.	2	3.22
V13100	Average unit turnaround days.	15	14.73
Proposed rating	Average Occupancy rate.	98.00%	99.30%
Points		4	4
Grade		A	A

- Self-certified based on data from ECS Flex software and weekly vacant reports for units that have been re-housed.

MASS CODE	MASS MEASURE – WORK ORDERS	NRHA GOALS	NRHA RESULTS
W10000	Total number of emergency work orders.		1,389
W10100	Total number of emergency work orders completed/abated w/in 24 hours.		1,388
W10200	Percentage of emergency work orders completed/abated w/in 24 hours.	100%	99.93%
W10500	Total number of non-emergency work orders.		24,218
W10600	Total number of days to complete non-emergency work orders.		112,920
W10800	Average completion days.	10	4.66
Proposed rating	Total number of tenant generated non-emergency work orders.		8,652
Proposed rating	Total number of days to complete tenant generate work orders.		14,558
Proposed rating	Average completion days.	3	1.68
Points		4	4
Grade		A	A

- Self-certified based on data from ECS Flex software and Crystal report server.

MASS CODE	MASS MEASURE – UNIT INSPECTIONS	NRHA GOALS	NRHA RESULTS
A10000	Total number ACC units.		3,375
A10300	Total number units exempted for other reasons.		0
A10400	Total number units inspected using Uniform Physical Condition Standards.		2,119
A10550	Total number units inspected that did not require repairs.		307
A10600	Total number units where necessary repairs completed or work order issued		1,812
A10800	Percentage units inspected.	100%	63%
Points		4	**
Grade		A	**

MASS CODE	MASS MEASURE – BUILDING INSPECTIONS	NRHA GOALS	NRHA RESULTS
A11100	Total number projects.		15
A11200	Total number projects exempted from inspection.		0
A11300	Total number projects where all systems inspected in accordance with UPCS.		3
A11400	Total number buildings.		442
A11500	Total number buildings exempted from inspection.		0
A11600	Total number buildings where all systems inspected in accordance with UPCS.		301
A11700	Number buildings where necessary repairs completed or work order issued.		123
A11800	Percentage projects completed.	100%	20%
A11900	Percentage buildings inspected.	100%	69%
Points		4	**
Grade		A	**

- Self-certified based on contractor provided reports.

** Unit inspections for FY11 are being contracted out to U.S. Inspection Group (USIG). The contract began in August 2010 and USIG will perform UPCS inspections on a monthly basis.

PERIOD	RENT COLLECTIONS	NRHA GOALS	NRHA RESULTS
1/31/11	Average rent collection percentage.		99.28%
2/28/11	Average rent collection percentage.		102.83%
3/31/11	Average rent collection percentage.		98.89%
Percentage		97%	100.34%

- Currently not a component measured under MASS. Data obtained from financial aged receivable reports.

MOVE-OUT SUMMARY REPORT - JULY 1, 2010 to MARCH 31, 2011		
MOVE-OUT REASON	NUMBER OF MOVE-OUTS	PERCENTAGE
Unit Transfer	108	3.21%
Deceased	34	1.01%
Evictions *	45	1.34%
Moved Prior Eviction *	10	.30%
Non-payment of Rent *	2	.06%
Other	36	1.07%
Rented Locally	169	5.03%
Purchased Locally	6	.18%
Skipped Out	0	.00%
Termination *	14	.42%
Nursing Home	0	.00%
Unknown	0	.00%
Medical	6	.18%
Total Move-outs	430	12.79%
* Total Terminations	71	2.11%

- Currently not a component measured under MASS. Data obtained from vacancy reports, based on a total of 3362 units.
- * Total Termination move-outs include tenants that were evicted, moved prior to eviction, or received a termination notice.

**SPECIALIZED MAINTENANCE DEPARTMENT “CONTRACTING SHOPS”
QUARTERLY UPDATE 3rd. Quarter FY 2011
January 2011 to March 2011**

Major Accomplishments	On Going Activities
<ul style="list-style-type: none">• Completed major repairs to FSS unit (3611Tait Terrace and 1074 Johnston Rd.) due to unit turnover. • Secured vacated units and isolated utilities at Moton Circle to prepare for demolition. Salvaged and disposed of existing appliances. • Completed grounds maintenance work (aerating, grading, seeding, and foot traffic control) in various public housing communities to prevent erosion. Currently working with Norfolk Sheriff's office in these efforts.	<ul style="list-style-type: none">• HVAC units stolen from the Diggs Town CRC and the Diggs Town Recreation Center. Replacements are currently being installed with new security features. • We continue to treat units for bed bugs in our Mid-Rises and public housing communities. Calls for services have decreased this quarter. • Norfolk Fire Department has completed numerous hours of fire recruit training at Moton Circle.

Other Income Sources

- Cell Tower Lease for Oakmont North property was executed. Construction of tower was completed 3/24/11. Annual Lease income of \$ 6,600.00.

- Chesapeake Redevelopment and Housing Authority servicing vehicle fleet. \$16,282.01 Y.T.D. FY 2011

- Richmond Redevelopment & Housing Authority cabinet manufacturing. One order received this quarter. \$30,246.00 Y.T.D. FY 2011

- Charlottesville Redevelopment & Housing Authority cabinet manufacturing. One order received this quarter. \$9,859.00 Y.T.D. FY 2011

CLIENT SERVICES QUARTERLY REPORT
January 2011 – March 2011

Workforce Development Accomplishments:

- Employment locations: **Bayport Medical Center, Library Tax, Grand Ocean Hotel, Tidewater Solutions**, Eastern Virginia Medical School, Hair Salon, Chick-Fil-A, Commonwealth Moving & Storage, Labels Unlimited, Personal Touch Home Care, Autumn Home Care, One Home Health Care, Consulate Health Care, NRHA, Hardee's, and National Right to Work. FedEx, Coleman's Associate, Exxon, Sam's Club, Captain D's, Portfolio, IHOP, McDonald's, JC Penny, Oakleaf Rental Office, Norfolk General, Givens Trucking Company, Portsmouth Tidewater Community College, K.F.C/Taco Bell, Beth Shalom Nursing Home, Lindenwood Elementary School, EGGLESTON Center, Be-Lo, One Stop Shop Food Store, IMA marketing, Hunton YMCA, Wal-Mart, NSU, Metro Machine Shipyard, Lanier Parking Systems, Farm Fresh, Richway Beauty Supply, Public Partnership, Sentara Hospital, Norfolk Public Schools and Old Dominion Peanut Factory, MacArthur Mall, MacArthur Mall Parking, Local Sports Bar and Genesis Services
- Workforce Development Program received 48 referrals: 12 Calvert, 9 Grandy Village, 1 Diggs, 4 Tidewater, 2 Hunter Square, 1 Sykes, 2 FSS, and 17 Young Terrace community referrals.
- **Stop Gap Child Care services update:** New Hope Church serves as the childcare provider (infant through 6). Number of residents served during this quarter: 8

Note: Bold locations indicate new employment sites.

SAVE THE DATE:
June 3-4, 2011 Recognition of Achievement Banquet

Transportation Services Provided:

Workforce Development Transportation Services are provided to: **Bayport Medical Center, Library Tax, Grand Ocean Hotel, Tidewater Solutions**, Eastern Virginia Medical School, Ocean Marine Yacht Club, Hair Salon, Chick-Fil-A, Navy Exchange, Barnes and Nobles, Commonwealth Moving & Storage, Labels Un-limited, Personal Touch Home Care, Autumn Home Care, One Home Health Care, Consulate Health Care, National Right to Work, Portfolio; Herbal Pharmacy; McDonalds; Berkley Shipyard; Wal-Mart, Peanut Factory, JC Penny, Norfolk General, Oakleaf Rental Office, Pembroke Towne Center, Ports-mouth Tidewater Community College; Givens Trucking-Chesapeake; Southside Center; Beth Shalom Nursing Home; Wellness Center; Early Childhood Center; Norfolk Collegiate; Grandy Elementary; Scope; Eggleston Center; Lindenwood Elementary; Cedar Lane and BAE System; Senior Center and Workforce Development Academy.

Section 3

- There were 7 new Section 3 Certifications: Heavenly Touch Landscaping, Dow New Creations, Inc., Davis Brother Construction, Mantey Landscaping, Inc., ML Construction, Dependable, LLC, Righteous Brothers Moving and Storage, and Artis Tree Service
- Provided 6 Resident Organization Officers Entrepreneurship Training
- 3 Business Assessments for new resident businesses for a computer repair business and home health care business

CLIENT SERVICES QUARTERLY REPORT
January 2011 – March 2011

Workforce Development Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
Employment Locations	47	59	63
Public Housing Community Referrals	41	33	48
Stop Gap Childcare Services	2	0	8
Transportation Runs	5837	5937	6535
Transportation Riders	264	313	345
Participants Employed	21	14	20
WFD Academy Track 1	9	39	32
Community Health Initiative	22	52	56
Dress for Success	0	9	6
AAMUSS Activities	2	2	12
Jr. AAMUSS Activities	2	0	16
Summer Youth Conservation	76	0	0
WFD Caseload	351	384	400

Section 3 Program Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
Outreach to Section 3 Residents	8	0	13
Section 3 Hires	2	0	6
Contractors Awarded-Sec 3	1	3	4
Business Certifications -Sec 3	9	8	7
Sec 3 Compliance Updates	0	4	3
Tech. Asst. for Bus. Dev.	0	4	11
HUD Reporting	0	3	0
Assessments for Resident Business	N/A	N/A	3

FY 2011 Baseline

CLIENT SERVICES QUARTERLY REPORT
January 2011 – March 2011

Homeownership Counseling Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
Homeownership Trainings	3	2	2
Training Participants	32	16	16
Number of Home Visits	7	5	10
WFD Academy Presentations	3	2	2
PH New Orientation	21	42	42
Current Caseload	62	67	71
VHDA/Special WFD Financial Fitness Class	0	2	10
Private Rental Referrals	3	0	0
HomeNet Referrals	1	0	1

Annual avg. cost per client \$568.10 (cost varies)

PH FSS Program Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
PH FSS Enrollment	111	115	127
Participants w/Escrow Balances	47	46	51
Number of Home Visits	7	6	6
Employed Program Participants	72	74	74
# w/Increased Earned Income	1	4	10
Escrow Disbursements	3	4	4
Financial Counseling Sessions	52	27	74
PH FSS Graduates	1	6	1
Qtr Joint (PH/HCV) Workshop	0	34	18

Annual avg. cost per client \$917.00 (cost varies)

FY 2011 Baseline

CLIENT SERVICES QUARTERLY REPORT
January 2011 – March 2011

Community Relations Program Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
Number of TMCs w/ MOUs/Training	7	6	7
TMC Elections Held	1	0	0
TMC Board Meetings	5	3	2
TMC Audit/Document Reviews	2	2	10
Conference/Holiday Workshops	1	8	0
NAHRO Contest and Programs	1	0	0
TMC-Site Visit and Financial Updates	0	3	10
TMC Program Support Funds	0	0	4

4 NRHA Applications Submitted for VAHCDO Scholarship Awards

Resource Development Program Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
PH FSS Grant (2009)	Active	Active	Expired
HCV FSS Grant (2009)	Active	Active	Expired
HRT Grant	Active	Active	Active
FEMA Grant	Active	Active	Active
EVMS Grant	Active	Pending	Active
NED Voucher Grant	Active	Active	Active
FUP Voucher Grant	Active	Pending	Pending
ROSS SC Grant	Pending	Pending	Pending
HRCHC Grant	Pending	Pending	Pending
HOPE VI (EF)	Pending	Active	Active
NIH Grant	Pending	Pending	Not Funded
PH FSS Grant (2010)	N/A	N/A	Pending
HCV FSS Grant (2010)	N/A	N/A	Active
Opp Inc.	N/A	N/A	Active
HRT Grant	N/A	N/A	Pending
CHIPRA	N/A	N/A	Pending

Note: Bold indicates new grants

FY 2011 Baseline

CLIENT SERVICES QUARTERLY REPORT
January 2011 – March 2011

Youth Services Program Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
Truancy Referrals	6	38	23
College here We Come (Eligible/Enrolled)	49	28	8
Scholarship Recipients in College	11	11	11
Report Card Contest Participants	15	51	31
GED Program Prep (Enrolled/Test Ready)	24	10	30
Summer Enrichment Prog. Participants	164	N/A	60
Computer Lab Users	170	176	200
Residents receiving Computer Training	23	26	21
Fire Prevention Contest/Arts Program	N/A	54	19
Tutorial/Homework Asst. Participants	N/A	63	24
MacArthur Ice Skating Participants	N/A	200	N/A
Virginia Income Tax Assistance (VITA)	N/A	N/A	200

Moton Case Management Data			
Program Activity	1st Qtr	2nd Qtr	3rd Qtr
Number of clients receiving services	147	58	25
Clients receiving transportation	20	10	5
Number of remaining HCV	52	9	8
Number of remaining Public Housing	23	4	17
Number of new FSS enrollees	2	0	0
Clients referred to WFD	3	2	0
Newly employed residents	1	2	0
Current caseload	147	24	2
Number of financial counseling	0	2	0

FY 2011 Baseline

**Housing Choice Voucher Quarterly Report
January 2011 – March 2011**

<ul style="list-style-type: none"> • Annual Reexams Completed: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">707</td> <td style="text-align: center;">891</td> <td style="text-align: center;">739</td> </tr> </table> • Interim Changes Completed: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">465</td> <td style="text-align: center;">552</td> <td style="text-align: center;">360</td> </tr> </table> • Port In Packages Received: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">29</td> <td style="text-align: center;">38</td> <td style="text-align: center;">27</td> </tr> </table> • Port Out Packages Processed: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">33</td> <td style="text-align: center;">36</td> <td style="text-align: center;">41</td> </tr> </table> • End Participations Processed <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">33</td> <td style="text-align: center;">55</td> <td style="text-align: center;">32</td> </tr> </table> 	1st	2nd	3rd	707	891	739	1st	2nd	3rd	465	552	360	1st	2nd	3rd	29	38	27	1st	2nd	3rd	33	36	41	1st	2nd	3rd	33	55	32	<ul style="list-style-type: none"> • Transfer Moves Processed: (Existing Participants) <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">58</td> <td style="text-align: center;">124</td> <td style="text-align: center;">78</td> </tr> </table> • Rent Increases Processed: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">156</td> <td style="text-align: center;">172</td> <td style="text-align: center;">168</td> </tr> </table> • HCV Vouchers Issued to Applicants (Off Wait List) <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">36</td> <td style="text-align: center;">118</td> <td style="text-align: center;">151</td> </tr> </table> • New Admission Processed: <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">1st</td> <td style="text-align: center;">2nd</td> <td style="text-align: center;">3rd</td> </tr> <tr> <td style="text-align: center;">81</td> <td style="text-align: center;">142</td> <td style="text-align: center;">88</td> </tr> </table> 48% (42) of the 88 new participants leased property in Low Poverty Census Tract areas .Low Poverty Census Tracts participants moved to included: 61, 55, 59.03, 69.01, 03.00, 13, 56.02, 17, 39, 56.01, 64, 06.00, 28, 11, 66.07, 5, 2.0, 6, 15, 69.02, 37. 	1st	2nd	3rd	58	124	78	1st	2nd	3rd	156	172	168	1st	2nd	3rd	36	118	151	1st	2nd	3rd	81	142	88
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**Housing Choice Voucher Program Quarterly Report
January 2011 –March 2011**

• **Leased New Admissions Per Low Poverty Census**

Tract:

CT 61 =10	CT 28= 2
CT 55 =4	CT 14 = 2
CT 56.01 =2	CT 15 = 1
CT 69.01 =1	CT 59.03 = 1
CT 6 = 1	CT 37 = 2
CT 5 = 1	CT 2.01 = 1
CT 31 =3	CT 69.02 = 1
CT 56.02 =1	CT 66.07 = 1
CT 39 =1	CT 3 = 1
CT 64 = 1	CT 13 = 1
CT 17 = 3	
CT 66.07=1	

• **HCV FSS Program Data**

Program Activity	1st	2nd	3rd
HCV FSS Enrollment	166	170	168
Participants with Escrow Balances	90	77	82
Number of Home Visits	28	16	12
Employed Program Participants	84	92	78
Number w/Increased Earned Income	11	4	4
Escrow Disbursement	5	2	2
Financial Counseling Sessions	2	21	16
Pending Enrollments	3	10	0

Annual avg. cost per client \$807.00 (cost varies as enrollment fluctuates)

• **Zero Income Program Data (HCV)**

Program Activity	1st	2nd	3rd
Clients w/Zero Income	98	83	96
Clients attending mtgs.	32	30	30
# employed through WFD	10	5	5
Clients referred to HCV FSS	3	2	0
Clients referred to VEC	18	11	15
#assisted w/Transportation	2	3	11
Resident Intake Assessments	18	9	9
Psychosocial Assessments	12	4	24
Resume Building	9	3	20
Childcare Referrals for DHS	6	2	7
African American Male Focus mtgs.			5
6th Annual Honor's Banquet mtgs.			5

Annual avg. cost per household \$585.35

Special Purpose Voucher

- **Total VASH Vouchers Issued = 53**
- **Total Mainstream Leased = 56**
- **Total FUP Leased = 86**

HOUSING CHOICE VOUCHER QUARTERLY REPORT
January 2011-March 2011

• Inspections

NRHA

	Fail	No Entry	Pass	Total
Annuals	572	145	733	1,450
Initials	118	17	209	344
Complaints	12	8	7	27
			Total	1,821

PRHA

	Fail	No Entry	Pass	Total
Annuals	0	0	28	28
Initials		0	6	6
Complaints	0	0	0	0
			Total	34

NCSB

	Fail	No Entry	Pass	Total
Annuals	5	3	10	18
Initials	1	0	1	2
Complaints	0	0	0	0
			Total	20

Grand Total 2,670

• Landlord Liaison

Owners Workshops conducted – 6

Number of attendees – 57

Current landlords in attendance – 1

Prospective landlords – 56

Apartment Listing

One Bedroom (s) – 15
 Two Bedroom (s) – 67
 Three Bedroom (s) – 51
 Four Bedroom (s) – 16
 Five and six Bedrooms (s) – 4

Partners List that has made their apartment complexes available to HCV participants – 25

Total number of new units available – 153 (not including partner list)

SEMAP Indicator 5: Quality Control Inspections

Number of files pulled – 10

Outcome – 7 Passed ~ 2 Failed~1 No Entry

• Compliance Review

Adjusted Income – 0

Certifications – 0

Interims – 0

New Move Ins – 12

Port-Ins – 0

Transfer Moves – 0

VASH Files – 0

Wait List Info. – 12

Totals - 12

CAPITAL FUND QUARTERLY REPORT

THIRD QUARTER FY 2011

Property	2007				2008				2009				2010				
	Budget	Obligated	Expended	Balance	Budget	Obligated	Expended	Balance	Budget	Obligated	Expended	Balance	Budget	Obligated	Expended	Balance	
Tidewater	549,899	549,899	495,407	54,492	33,108	18,187	13,188	19,920	651,702	598,164	445,189	206,513	717,813	47,097	45,889	671,924	
Moton	12,143	12,143	12,143	-	5,582	5,582	5,582	-	482,514	472,514	340,595	141,919	1,256,000	796,046	24,334	1,231,666	
Diggs	423,485	423,485	389,705	33,780	203,086	110,728	75,057	128,029	677,860	66,860	34,391	643,469	260,845	7,966	7,316	253,529	
Grandy 6-8	1,126,438	1,126,438	1,001,725	124,713	2,840,380	3,193,101	2,470,049	370,331	326,661	289,963	241,718	84,943	57,770	25,190	24,692	33,078	
Grandy 6-32	74,309	74,309	52,306	22,003	-	-	-	-	144,437	144,437	140,637	3,800	47,271	27,138	23,943	23,328	
Young	523,474	523,474	412,458.34	111,016	98,695	63,988	60,278	38,417	270,192	196,361	153,475	116,717	469,569	60,720	8,750	460,819	
Calvert	329,172	329,172	301,659	27,513	82,625	6,368	5,921	76,704	209,646	184,674	143,782	65,864	90,566	16,039	24,824	65,742	
Oakleaf	945,604	945,604	925,024	20,580	717,757	697,757	607,026	110,731	257,983	236,829	144,623	113,360	90,566	6,164	4,939	85,627	
Partrea	89,930	89,930	80,790	9,140	89,456	10,448	10,448	79,008	82,244	48,279	48,213	34,031	317,000	8,540	7,597	309,403	
Hunter Square	544,226	544,226	536,932	7,294	248,890	247,131	241,032	7,858	125,188	100,581	87,775	37,413	41,000	15,314	15,132	25,868	
Bobbitt	54,123	54,123	47,369	6,754	108,925	66,186	66,186	42,739	148,048	87,048	45,149	102,899	284,101	4,773	4,689	279,412	
Sykes	658,750	658,750	615,235	43,515	980,492	902,544	363,691	616,801	1,163,221	716,867	71,946	1,091,275	259,000	43,174	20,819	238,181	
N. Wellington	11,007	11,007	9,040	1,967	47,626	8,626	8,626	39,000	-	-	-	-	83,500	1,200	1,027	82,473	
Scattered Sites	4,302	4,302	2,997	1,305	23,515	2,463	2,463	21,052	-	-	-	-	260,000	800	607	259,393	
Franklin Arms	28,710	28,710	20,706	8,004	270,099	238,392	19,892	250,207	1,500	1,500	1,500	-	73,000	3,000	2,587	70,413	
Broad Creek	-	-	-	-	24,973	24,973	19,213	5,760	-	-	-	-	-	-	-	-	-
Authority Wide	768,461	768,461	768,461	-	681,329	681,329	671,442	9,887	1,945,563	1,875,171	1,874,194	71,369	2,168,966	467,338	413,067	1,755,899	
TOTAL	6,144,033	6,144,033	5,671,957	472,076	6,456,538	6,277,803	4,640,093	1,816,445	6,486,759	5,019,248	3,773,188	2,713,571	6,476,967	1,530,499	630,210	5,846,757	

ACTIVE CONTRACTS

Property	Description of Work	Contract Amount	Contractor	Completion Date	Percent Complete	ARRA GRANT				
						Property	Budget	Obligated	Expended	Balance
Oakleaf	New street and parking improvements	3,093,545	Precon Construction	07/07/11	85%	Young Terrace	1,888,095	1,888,095	730,058	1,158,037
Bobbitt/Partrea/Hunter	Interior upgrades	2,201,189	Spain Commercial	09/11/11	80%	Calvert	735,212	735,212	719,943	15,269
Young	504 compliance upgrades	1,767,045	T. A. Sheets	11/04/11	60%	Oakleaf Forest	2,681,630	2,681,630	2,095,151	586,479
Hunter	Site improvements	579,800	Conrad Brothers	Substantially Complete	99%	Partrea	888,618	888,618	536,560	352,058
Sykes	Residential HVAC & alarm systems	852,085	Comfort Systems	06/21/11	40%	Hunter Sq	1,491,413	1,491,413	1,286,233	205,180
Grandy	Site improvements Phase IV-A	1,957,000	Conrad Brothers	Substantially Complete	99%	Bobbitt	700,456	700,456	487,774	212,682
Calvert	DHW Tank	108,690	MB Mechanical	03/29/11	100%	Administration	808,220	846,094	543,464	264,756
Tidewater	Window replacement	514,596	Air Tech Solutions	05/10/11	85%	TOTAL	9,193,644	9,231,518	6,399,183	2,794,461
All	Energy audit	72,500	Ameresco	Substantially Complete	99%					70%
Sykes	Exterior Renovations	644,759	Contracting Solutions	01/30/12	2%					
Moton	Demolition	718,000	Contaminant Control, Inc.	TBD	0%					
			Architect/Engineer							
Oakleaf	New street and parking design	433,364	Bamforth							
Oakleaf	Contract Administration	106,551	"							
Grandy	Design & field insp. community center	620,882	RRMM							
Grandy	Design & field insp. site improvements	867,793	"							
Young	Design handicap accessible units	182,676	"							
All communities	Physical needs & strategic plan	698,133	"							
Young	Site Accessibility Improvements	45,886	"							
Grandy	Wetlands & Site Maintenance	25,367	"							
Diggs/Calvert	Erosion control and site improvements	56,844	VIA							
Moton	Bid Documents for Demolition	99,935	"							
Partrea	LIHTC Site Survey & Concept Design	83,010	"							
Hunter Square	Design landscape and site upgrades	104,840	NRHA / VIA							
All communities	Energy Performance Consultants	43,820	Enlightened Energy							
Hunter/Bobbitt/Partrea	Design for interior upgrades	244,540	RFS							
Sykes	Design for new windows	28,308	"							
Sykes	Design for fan coil unit replacement	86,255	"							
Sykes	Design fire alarm & nurse's call system	38,975	"							
Sykes/Franklin Arms	Design security and access system	33,660	"							
Sykes	Design interior improvements-Phase II	141,740	"							
Oakleaf	LIHTC Scope & Cost Estimate	26,958	"							

Projects that are reported as 100% complete on the current report will be removed from next Quarter's report

Profit or loss statement YTD February 2011

Rick O'Neal

FY 2011

4/12/2011

G.L. Report current through February 2011.

	Profit YTD	Estimated % to Cost	Cost YTD	Income	Budget Cost Projected	Depreciation Not posted till 6/30/11
Auto	-\$114,602.00	-20.92%	\$547,702.00	\$638,579.00	\$1,097,409.00	\$205,479.00
Carpentry	-\$33,608.00	-5.15%	\$652,534.00	\$626,169.00	\$1,311,577.00	\$7,243.00
Grounds	\$244,265.00	29.65%	\$823,725.00	\$1,068,354.00	\$1,991,208.00	\$364.00
Electrical	\$3,660.00	1.82%	\$201,514.00	\$206,533.00	\$516,934.00	\$1,359.00
Electronics	\$4,493.00	6.46%	\$69,575.00	\$74,068.00	\$96,793.00	\$0.00
Extermination	\$4,506.00	2.81%	\$160,119.00	\$164,625.00	\$255,390.00	\$0.00
Paint	-\$7,203.00	-4.51%	\$159,793.00	\$153,258.00	\$291,215.00	\$668.00
HVAC	\$71,722.00	9.87%	\$726,450.00	\$802,990.00	\$1,392,427.00	\$4,818.00
Tile	-\$4,505.00	-3.25%	\$138,411.00	\$135,789.00	\$287,630.00	\$1,883.00
Tool	\$11,742.00	18.28%	\$64,239.00	\$76,695.00	\$105,615.00	\$714.00
Sanitation	-\$375.00	-0.42%	\$90,112.00	\$89,737.00	\$175,532.00	\$0.00
910 Building	-\$68,815.00	-41.85%	\$164,415.00	\$193,707.00	\$300,541.00	\$98,107.00
222	-\$79,402.00	-18.80%	\$422,239.00	\$343,778.00	\$459,174.00	\$941.00

Allocations not posted.
For February 2011



Commissioners' Resolution

Commissioners' Meeting Date: April 27, 2011

Title: Resolution Convening a Closed Meeting

Resolution:

BE IT RESOLVED, that the Authority will convene in a closed meeting pursuant to the Virginia Freedom of Information Act, as amended (the "Act"), to discuss the following matter(s) which is specifically exempted from public disclosure by the code section referred to below:

1. Resolution Convening a Closed Meeting on April 27, 2011, for
 - a) "Discussion and consideration of the disposition of publicly held real property within the Park Place, Kensington, Villa Heights Conservation Area as authorized by Section 2.2-3711.A.3 of the Act."
 - b) "Discussion and consideration of the disposition of publicly held real property within the Lamberts Point Conservation Area as authorized by Section 2.2-3711.A.3 of the Act."
 - c) "Discussion and consideration of the disposition of publicly held real property within Broad Creek Revitalization Plan Area as authorized by Section 2.2-3711.A.3 of the Act."

Commissioners' Action:

Moved by:

Seconded by:

() Approved
() Disapproved

Certified by:



Commissioners' Resolution

Commissioners' Meeting Date: April 27, 2011

Title: Resolution Certifying a Closed Meeting

Resolution:

WHEREAS, the Authority has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3712.D of the 1950 Code of Virginia, as amended, requires a certification by this Authority that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, upon motion duly made and seconded, BE IT RESOLVED, that the Authority hereby certifies that, to the best of each Commissioner's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were heard, discussed or considered in the closed meeting, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Authority.

Commissioners' Action:

Moved by:	Seconded by:	<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	Certified by:
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