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Chesapeake Redevelopment and Housing Agency  
Progress in Meeting 5-Year Plan Goals

The Chesapeake Redevelopment and Housing Agency has been successful in achieving its mission and 5 year plan goals during the fiscal year 2007. Goals are either completed or on target for completion as scheduled.

Concerning modernization the PHA will continue to utilize its Capital Fund to assist in the delivery of improvements at each site and the dwelling structures. Site improvements planned are as follows: A fence repair is planned for the Broadlawn Park community. Tree trimming/pruning at Broadlawn Park I & II, MacDonald Manor, Schooner Cove, Owens Village, and Peaceful Village I & II will be performed. An exterior lighting upgrade is planned for MacDonald Manor. Additional site improvements planned for Owens Village include, the maintenance shop's parking area will be seal coated, select playground equipment will be repaired and or replaced, and several landscape improvements will be implemented. Site improvements planned for Peaceful Village I & II include storm drain cleaning, and select repair and or replacement of playground equipment. Dwelling structure improvements include gutter repair and cleaning at Broadlawn Park I & II, Schooner Cove, and Owens Village. The stairwell system at MacDonald Manor will be replaced. The domestic hot water heaters at Schooner Cove will be replaced. At Owens Village, the air ducts will be cleaned, new closet doors will be installed, and exterior screen doors will be sanded and refinished. Select refrigerators and ranges will be replaced at all properties. The Authority will also explore opportunities in Energy Performance Contracting and the Capital Fund Financing Program.

Currently CRHA has utilized Capital Funds to affect a number of improvements in its communities. Some of the progress achieved consisted of: repair of deteriorated sidewalks, performing much needed tree pruning, replacement of appliances, the resurfacing of the MacDonald Manor parking areas, installation of a new Heating, Ventilation, Air Conditioning (HVAC) unit as a demonstration project that will serve as a prototype for future installations, and the upgrade of the exterior electrical distribution system at the Broadlawn Park community.

**Repair Sidewalks**

The Authority continued its implementation of pedestrian site improvements by investing a total of \$50,251.00 for the removal and replacement of deteriorated sidewalks as well as new installation of sidewalks in select public housing communities. The Authority made capital investments totaling \$28,272.00 in the communities of Broadlawn Park I & II, while investment in the MacDonald Manor community totaled \$9,946.00. Peaceful Village I & II received a capital investment of over \$12,033.00 for its sidewalk improvements. The improvements improved pedestrian safety through elimination of deteriorated sidewalks and served to enhance the overall curb appeal of the properties.

### **Tree Pruning**

The Authority spent \$25,469.55 for the removal and pruning of trees at select public housing properties during this period. Broadlawn Park I and Broadlawn Park II each received \$9,516.40 for tree pruning while the MacDonald Manor community received \$6,436.75. The primary objective of this investment was to reduce hazards throughout the community with particular emphasis on trimming and/or removing branches or limbs which hinder sight distance, pedestrian movement, roadway clearance, impact buildings, and building roof systems. As a result, visibility throughout the community is much improved, the natural growth patterns of trees has been promoted, and the trees in the community are healthy.

### **Appliances**

The Authority invested \$14,828.00 for the selective replacement of ranges and refrigerators in the communities of Broadlawn and MacDonald Manor. The Authority spent a total of \$7,414.00 in the Broadlawn Park community, of this amount, Broadlawn Park I received an investment of \$3,707.00 as did Broadlawn Park II. MacDonald Manor received a capital investment for ranges and refrigerators of \$7,414.00 during this period. These replacements were conducted based on the results of annual inspections and resident requests where clearly the existing appliance has deteriorated, and/or exceeded its useful life, or simply is no longer operational.

### **MacDonald Manor Resurfacing**

The Authority invested \$75,930.38 of its fiscal year 2006 capital funds to aid in the resurfacing and resealing of the parking area at its MacDonald Manor community. This investment improved vehicular movement at the site and provided clearly identified parking areas for residents, visitors, persons with disabilities, and staff. This investment also improved the storm water runoff at the site. Overall, the investment provided residents with an improved amenity that enhances the overall safety and quality of life within the community.

### **Air Conditioning**

The Authority obligated a total of \$18,343.07 for the purchase of equipment, labor, and materials in order to conduct a Heating, Ventilation, and Air Conditioning (HVAC) demonstration project at its MacDonald Manor community. The air conditioning systems at the MacDonald Manor are inefficient, lack an extensive line of available repair parts for maintenance, and are approaching the end of their useful life. The success of this demonstration project will validate a recent energy audit in which a newer through the wall packaged HVAC system was identified as a replacement to the existing systems.

### **Electrical Engineering Services – Electrical Upgrades**

The Authority selected an Electrical Engineering services firm to study and design an electrical upgrade to the electrical distribution system in the Broadlawn Park community. The Authority plans to invest \$160,147.46 into an upgrade of the exterior electrical distribution system at Broadlawn Park. In addition, an electrical engineering services firm will be contracted to oversee construction administration. Costs for construction administration will be obligated in the amount of \$13,799.20 from fiscal year 2006 capital funds.

Concerning self-sufficiency and crime and safety, PHA efforts included the following.

On April 18, 2007, CRHA held its 6<sup>th</sup> Annual Empowerment Conference at the Chesapeake Conference Center for public housing and HCV customers. Over 190 people attended the conference and received information on various topics including homeownership, starting a business, getting a GED and gang violence.

CRHA staff meets monthly with the 2<sup>nd</sup> Police Precinct Advisory Board to address neighbor concerns. Two (2) of the Authority's public housing communities are in the 2<sup>nd</sup> Precinct.

CRHA maintains a partnership with the Chesapeake Fire Department ensuring that regular fire safety training is provided to residents and staff.

In an effort to strengthen CRHA's public housings communities, the following events/activities were held:

- Harbour Credit Counseling classes
- Opportunity, Inc., In-school job training
- Opportunity, Inc., Out-of-school job training
- IRS-Visa Tax – preparation and filing assistance
- Optima Family Girls Basketball
- Chesapeake Public Schools – GED Program
- Chesapeake Community Service Board – prevention services
- Five (5) local churches assisted with boys basketball
- Cuffee Community Center Recreation
- “Strengthen Families” sessions completed in MacDonald Manor Community
- Homeownership classes Tutorial services for youth at all sites
- Internet and upgraded computers provided at PH sites
- Head-Start Early Childhood Centers at 3 PH sites
- Swimming and recreation during spring break provided through collaboration with YMCA
- Back-to-School Bash held at all PH sites
- Parent organized field trip for youth – MacDonald Manor

Concerning improving the quality of life, CRHA maintains its philosophy that information is power and with that power and knowledge our residents have a greater opportunity to succeed and improve their quality of life. Our goal is to continue to develop local strategies and coordinate use of public and private resources that will enable our residents to be free of public assistance. Through various efforts and partnerships with over 40 agencies our residents are finding success and are achieving self-sufficiency and economic independence.

To ensure compliance with the HUD's latest rules and regulations, every policy was reviewed and updated as needed. Most significant was the update to the Admissions and Continued Occupancy Policy and the Section 8 Administrative Plan.

Concerning ensuring equal opportunity outreach efforts have been made by making renewed partnerships with community groups and medical facilities.