

## **HRHA and Lincoln Park Project Information (Addendum #1 - RFQ 20111006)**

### **HRHA Information**

HRHA, a political subdivision of the Commonwealth of Virginia, was created under House Bill No. 324 on January 27, 1958, by the General Assembly of Virginia and is responsible for managing and maintaining public housing units, administering the Section 8 Housing Assistance Payments Program, and redeveloping blighted areas in the City of Hampton.

HRHA owns and manages 549 units of public housing over three Asset Management projects (AMP). Lincoln Park is the largest site housing 275 families. Langley Village is the only designated elderly site and houses 146 families. North Phoebus is comprised of two town home sites totaling 100 units plus several scattered site homes covered under a Section 32 Homeownership Plan.

HRHA administers 2,683 Housing Choice, Mainstream (for persons with disabilities), VASH (Veterans Affairs Supportive Housing), and Tenant Protection Vouchers to assist families with rent and utilities in privately owned rental housing. Eight hundred thirty-two owners participated in 2010 with 99 new owners in the past year.

HRHA also manages 152 additional units of market rate, tax credit and project based Section 8 housing. One hundred and fifteen units were funded through low income housing tax credits with the remainder being a mixture of market rate and project based Section 8 housing. Three of the properties are commercial buildings.

In addition to housing and property management, HRHA acts as the developer and general contractor for several small single family and multifamily developments in Hampton. These developments are supported by various homeownership, home rehabilitation and other community development programs funded by HOME, CDBG and other sources.

### **PHAS Scores (Agency)**

A Public Housing Assessment System (PHAS) score was issued by HUD on September 9, 2010. The score and breakdown are below.

PHAS Indicators	Score	Maximum Score
Physical	23	30
Financial	29	30
Management	27	30
Resident	9	10
PHAS Total Score	88	100
PHAS Designation	Standard Performer	

Reasonable efforts have been made to ensure accuracy. However, maps, charts and other data are provided without warranty of any kind.

## Lincoln Park Information

A total of 275 public housing units are located in the Lincoln Park (LP) development which is comprised of a single high rise building, 18 low rise buildings, a management office and a community center. The LP low rise buildings contain 163 units and the LP high rise has 112 units. Unit sizes range from one bedroom to five bedrooms. There are seven 504 accessible units in the high rise and nine units in the low rise buildings. All buildings were built in 1968 on a single 19.5 acre site. The current average rent for all tenants at LP is \$168 per month and occupancy is 97%.

### Lincoln Park Low Rise Buildings

Quantity	Type	Floor Area
40	2 Bedrooms/1 Bathroom	779 SF
98	3 Bedrooms/1 Bathroom	1,078 SF
21	4 Bedrooms/1 and 1.5 Bathrooms	1,268 SF
4	5 Bedrooms/2 Bathrooms	1,448 SF
163	Total	

### Lincoln Park High Rise Building

Quantity	Type	Floor Area
112	1 Bedrooms/1 Bathroom	540 SF
112	Total	

The community center, located towards the rear of the site, is 10,400 SF and is used by the Boys and Girls Club. The management office, located near the main entrance, is 2,387 SF and is used by administrative and maintenance staff. Site amenities include a basketball court and a children's play area.

Adjacent to Lincoln Park are two multifamily properties. Queen's Terrace is a located west of the Lincoln Park site and contains 262 townhome units. Horizon Plaza is located north of the Lincoln Park site and contains 135 apartment units. These developments are not owned by HRHA.

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## Lincoln Park Site Maps



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## Lincoln Park Capital Improvements

The most recent 5-year summary of work completed on Lincoln Park is included below.

### CFP Lincoln Park Program Summary Work Completed 2005 - 2010

	Amounts	Totals
<b>Fiscal Year 2005</b>		
Site Improvements	537,666	
2005 Totals		537,666
<b>Fiscal Year 2006</b>		
Playground Equipment	66,186	
2006 Totals		66,186
<b>Fiscal Year 2007</b>		
No Work Completed	0	
2007 Totals		0
<b>Fiscal Year 2008</b>		
Hard-wired smoke/carbon detectors	49,005	
Shower heads/faucet aerators/toilets	171,273	
GFCIs	20,820	
2008 Totals		241,098
<b>Fiscal Year 2009</b>		
Building Exterior Surfaces Repair (Phase 1)	484,657	
Security Equipment	37,175	
2009 Totals		521,832
<b>Fiscal Year 2010</b>		
Building Exterior Surfaces Repair (Final Phase)	22,944	
Security Equipment	25,000	
2010 Totals		47,944
<b>Total Funds Avail 2005 - 2010</b>		1,414,726

### REAC Inspection (Lincoln Park)

A HUD Real Estate Assessment Center (REAC) inspection was performed on Lincoln Park on February 10, 2010. A total of 19 buildings were inspected and each of the 275 residential units. Selected information from the inspection is included below.

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Scores

	Possible Points	Area Points	H&S Deduction
Site	19.2	10.8	7.2
Bldg Ext	17.5	13.2	0.0
Bldg Sys	17.7	17.7	0.0
CA	2.9	2.7	0.0
Units	42.7	37.4	5.4
Overall	100.00	81.8	12.7
Final Score = Area Points – H&S Deduction 69c*			

Health and Safety Counts

Non-Life Threatening

	Site	Bldg	Unit	Total
Actual	1	0	5	6
% Inspected	--	100%	9%	--
Projects	1	0	55	56

Life Threatening

	Site	Bldg	Unit	Total
Actual	0	0	4	4
% Inspected	--	100%	9%	--
Projects	0	0	44	44

Smoke Detectors

	Site	Bldg	Unit	Total
Actual	0	0	2	2
% Inspected	--	100%	9%	--
Projects	0	0	22	22

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