

Partners in Progress

November 10, 2016

Catherine Lamberg, Director
U.S. Department of Housing and Urban Development
Richmond Public Housing Program Center
600 E. Broad Street, 3rd Floor
Richmond, VA 23219

Dear Ms. Lamberg:

I am writing to request a database adjustment, in accordance with 24 CFR 902.25.

Regarding inspection report number 581634, filed on October 6, 2016 and released on October 12, 2016, for Jamestown Place, AMP 207, the inspection report included a deduction of 7.50 points for Site/Grounds erosion/rutting areas (NLT). We previously requested a Technical Review of this item on October 13, 2016 and received a decline response on October 26, 2016. We have had a licensed civil engineer inspect the area that was cited by the REAC inspector, and the result of that inspection is not consistent with the REAC inspection report findings. In addition, we have confirmed that that the area cited does not constitute erosion in the opinion of qualified staff at the City's Department of Planning, Building, and Development and, therefore, meets local code requirements.

We have submitted a second Technical Review request to HUD based on the inspection by a licensed civil engineer. However, due to the limited timeframes for requesting Technical Review or Database Adjustment, we are also submitting a request for database adjustment at this time. If HUD declines the Technical Review, there would appear to be inconsistency between local code requirements and the HUD physical inspection protocol. Therefore, we are requesting a database adjustment under 24 CFR 902.25(c)(1).

A letter from the licensed civil engineer is enclosed for your review. Additionally, an email message from the City of Roanoke Department of Planning, Building and Development is enclosed.

Thank you for your assistance in this matter. Please contact me at (540) 983-9241, ggoh@rkehousing.org, or David Bustamante at (540) 983-9265, dbustamante@rkehousiing.org, if you need additional information.

Sincerely,

Glenda Edwards Goh Executive Director

a Edward Sch

Enclosures



Office of Public Housing Real Estate Assessment Center Request for Technical Review (TR) or Database Adjustment (DBA) of a Physical Inspection Score

Inspection Number		581634		Project ID Number	VA01100	0207		
Inspection Date		10/07/20	16	Address of Property	1533 PIK	1533 PIKE LANE SE		
Project/Property Name		JAMEST	OWN PLACE	City, State, Zip	ROANOR	KE VA 24014		
Date of Request		11/9/201	6	Contact Name	David Bu	stamante		
TR or DBA?		DBA		-				
ISSUE #								
Location (Inspectable	Building Number	Unit Number		Г	1	(A)		
Area) SITE/GRO	1627 -1635		Docu	mentation Type:	₹ 3	at	V	
	iciency/Observati	ion]				-	
			s) (NLT), Level 3, 7.50 p	noint deduction				
Site - Liosic	minutaling Area	is (Ground:	5) (NET), LEVELS, 7.50 }	Joint deduction.				
Reason for Re								
deficiency cited	by the REAC inspec	tor was not e	osion. In addition, RRHA receive	result, RRHA procured the services of ed email message from the City of Roa	noke Departn	nent of Planning, B	uilding	
			iciency that was cited does not sated and a rescore be complet	meet Roanoke local code for erosion. ted.	RRHA respect	tfully requests that	the 7.50	
Additional Co				<u> </u>				
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ISSUE #								
Location	Building	Unit		-				
(Inspectable Area)	Number	Number	l Bogs	ımentation Type:				
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Item and Def	iciency/Observati	ion						
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Reason for Re	eview				<u>.</u>			
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Additional Co	mments				-			
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ISSUE #								
Location	Building	Unit						
(Inspectable Area)	Number	Number		[€		
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Item and Def	iciency/Observati	ion		<u> </u>				
Reason for Re						-		
Reason for Review								
Additional Co	mments				_			

CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY

DATABASE ADJUSTMENT REQUEST INSPECTION NUMBER 581634 — JAMESTOWN
PLACE

1627-1635 QUEEN ANN DR SITE ERROSION

7.50 POINT DEDUCTION

Supporting Documents



102 Albemarle Avenue, S.E. Roanoke, Virginia 24013 Tel: (540) 345-0675 Imweng@lmw.roacoxmail.com

November 9, 2016

Mr. Joel Shank Vice-President of Operations 2624 Salem Turnpike, N.W. Roanoke, Virginia 24017

Re: 1627 Queen Anne Drive

Settled Area

L.M.W.'s Commission 4368J

Dear Mr. Shank:

At your request, I did a site visit to 1627 Queen Anne Drive noted in inspection #581634. The area, as seen in the photograph dated October 10, 2016, is adjacent to the sidewalk and at the end of a small retaining wall.

In my professional opinion as a licensed civil engineer, the low elevation of the soil in relation to the sidewalk is not the result of erosion, but is the result of a failure to fully backfill against the sidewalk when it was constructed and with the passing of time the settlement of the soil that was disturbed when the sidewalk was installed. There are no conditions present that will result in damage to surrounding structures or systems.

Please review and contact me with any questions.

Richard C. White, P.E.

L.M.W., P.C.

Glenda Edwards Goh

To:

David Bustamante

Subject:

RE: Fw: Response to your Appeal, inspection number 581624

From: George Nevergold [mailto:George.Nevergold@RoanokeVa.gov]

Sent: Thursday, November 10, 2016 1:32 PM

To: Frederick Gusler **Cc:** Kenneth Richardson

Subject: Re: Fw: Response to your Appeal, inspection number 581624

Frederick:

Ken forwarded your request to me as he was not sure as to whether he could, should, or how to, respond to your request for assistance. I have run this up the chain a step or two and we are of the opinion that what you a asking for does not fit into our directive or scope.

Clearly, the pictures you forwarded are not pictures of active erosion, and no land disturbance of more than 2,000 SF exists, even if all the occurances are added together. These appear to be landscape and regular maintenance issues, and should, in our eyes, never been classified as erosion violations.

I am sorry; however, we are not able to provide you with the cetifications you desire.

Thanks

George R. Nevergold, VT '69 - BSCE
Development Review Coordinator
VSMP Administrator
Dual Combined Administrator - DCA0222
Planning Building & Development
Room 166, Noel C. Taylor Municipal Building
215 Church Ave, SW
Roanoke, VA 24011

Direct => 540-853-6501 Fax => 540-853-1230 Main => 540-853-1730

The world is NOT falling apart - It is falling into place......

To our frequent customers - we are using a new permitting software with improved on-line capabilities (eTRAKiT). To set up an eTRAKiT account, please come to one of our system open houses on Wednesday mornings from thru November 23, 2016, from 8:30-10:30. The open Houses will be in Room 181 of the Municipal Building at 215 Church Avenue, S.W.

To check updates to eTRAKiT functions and services, please visit: http://www.roanokeva.gov/174/Planning-Building-Development



Inspection Summary Report (POA) for Inspection #581634

Score Details

Note: The inspection software allows for the recording of the same deficiency as many times as it occurs. However, it is only scored once. The number within the parenthesis after the Deficiency indicates the number of observations for this inspectable area. For example, "Site - Spalling (Walkway / Steps); (4)" indicates the deficiency was observed and recorded 4 times under Site. Each individual observation can be found in the Deficiency Details section of this report.

Item	Deficiency	Severity	Points	Points
Site - JAMESTOWN	PLACE - Site(0) [Possible Points : 18.98]			
Non-Health And Saf	ety Deficiencies			
Retaining Walls	Site - Damaged/Falling/Leaning (Retaining Walls)	Level 1	1.63	
Health And Safety D	eficiencies			
Grounds	Site - Erosion/Rutting Areas (Grounds) (NLT)	Level 3	7.50	
			9.13	9.8
Bu ilding 10C7 - 1644	4-1662 QUEEN ANN DR SE - Building Exterior [Pos	sible Points	1.14]	
Non-Health And Saf	ety Deficiencies			
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance)	Levei 3	0 00	
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs)	Level 2	0 29	
Walls	BE- Missing Pieces/Holes/Spalling (Walls)	Level 2	0.31	
			0.60	0.5
Building 10C7 - 1644	4-1662 QUEEN ANN DR SE - Unit 1646 [Possible Po	ints [2.16]		
Non-Health And Saf	ety Deficiencies			
Doors	Unit - Damaged Frames/Threshold/Lintels/Trim (Doors) (2)	Level 2	0.06	
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
			0.12	2.6
Building 10C7 - 1644	4-1662 QUEEN ANN DR SE - Unit 1660 [Possible Po	in ts 2.11]		
Non-Health And Saf				
Doors	Unit - Damaged/Missing Screen/Storm/Security Door (Doors)	Level 1	0.06	
			0.06	2.0

Deficiency Details

ltem	Location/Comments	Deficiency/Severity	Decisions
Site - JAMESTOWN	NPLACE - Site(0)		
Non-Health And Sa	ifety Deficiencies		
Retaining Walls	2144-2162 KING CHARLES AVE	Site - Damaged/Falling/ Leaning (Retaining Walls) - L1	 Signs of deterioration (for example, falling or leaning), but still functions and is not a safety risk
Health And Safety	Deficiencies		
Grounds	1627-1635 QUEEN ANN DR SE	Site - Erosion/Rutting Areas (Grounds) (NLT) - L3	 Erosion/rutting Severe runoff has displaced soil causing current or potential damage to surrounding structures or systems

Building 10C7 1644-1662 QUEEN A	NN DR SE[Sample.Inspected] - Building	Exterior			
Non-Health And Safety Deficiencies					
FHEO - Accessibility to Main Floor Entrance	BE- Obstructed or Missing Accessibility Route (FHEO Accessibility to Main Floor Entrance) - L3	 There IS an obstructed or missing accessible route to or from the main ground floor entrance (accessible route includes level surface to the door, ramps, etc.) 			
Roofs	BE- Missing/Damaged Components from Downspout/Gutter (Roofs) - L2	 Missing/Damaged Components from Downspout/Gutter You see that components of the drainage system including gutters, leaders, downspouts and drain openings are missing or damaged but there is NO visible damage to surrounding surfaces 			
wais	BE- Missing Pieces/Holes/ Spalling (Walls) - L2	 Surface Deterioration and Spalling Smaller than a sheet of paper 			

Report generation date:time: 10/10/2016 09:47 AM Score Version: 1 Page: 27 of 47 Report template version: 04/15/2011 Note: The report generation date/time does not reflect the inspection release date/time.