



U.S. Department of Housing and Urban Development

550 12th Street, SW
Suite 100
Washington, DC 20410

OFFICE OF PUBLIC AND INDIAN HOUSING
REAL ESTATE ASSESSMENT CENTER

JAN 14 2016

January 4, 2016

Glenda Edwards Roh
Executive Director
City of Roanoke Redevelopment and Housing Authority
2624 Salem Turnpike, NW
Roanoke, VA 24017

RE: Inspection Number: 557630
Property Name: Lincoln Terrace
Property ID: VA011000202
Original Physical Inspection Score: 81
Revised Physical Inspection Score: 88

RE: Inspection Number: 557635
Property Name: MELROSE TOWERS
Property ID: VA011000206
Original Physical Inspection Score: 71
Revised Physical Inspection Score: 81

Dear Ms. Edwards Roh :

Thank you for your November 4, 2015 letter requesting a review of the above referenced inspection(s). The field office forwarded your letter and we received it on November 14, 2015. We have completed our review in accordance with the regulations at 24 CFR Part 902. The inspections were released on October 15 and 20, 2015..

Under Section 902.68, the material errors that are considered for technical review are: (i) building data errors; (ii) unit count errors; and (iii) non-existent recorded deficiencies. A request for the technical review must be submitted in writing to the Deputy Assistant Secretary of the Real Estate Assessment Center (REAC) along with documents from objective sources showing that an objectively verifiable material error occurred during the inspection. The REAC must receive the written request for a technical review within 30 days from the date the inspection is released. This change is effective for inspections released on or after March 25, 2011.

Under Section 902.25(c), items that are considered for database adjustment request include, but are not limited to: (i) local code exceptions; (ii) ownership issues; and (iii)

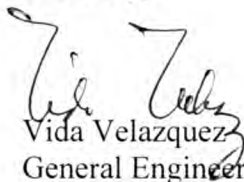
circumstances that are beyond the property's control. An adjustment due to these circumstances may be initiated by a PHA's notification to the applicable HUD Field Office and such notification shall include appropriate proof of the reasons for the incorrect result. A PHA may submit the request for this adjustment either prior to or after the physical inspection has been concluded. If the request is made after the conclusion of the physical inspection, the request must be made within 45 days of issuance of the physical condition score. This change is effective for inspections released on or after March 25, 2011. Once a recommendation from the HUD Field Office is received, REAC will finalize the PHA's request. To request a database adjustment, a public housing agency (PHA) must notify its HUD Program Center/field office and include appropriate proof of the reasons that will or has resulted in the incorrect physical conditions results. The applicable HUD Program Center/field office must receive the request within 45 days from the date the inspection is released. The HUD Program Center/field office will review and submit its recommendation to REAC.

For more information on submitting a technical review/database adjustment, please visit: http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/pass/pass_guideandrule

Based on the documents you provided with your letter, REAC approved one or more of the deficiencies appealed. The result of the physical inspections is shown above. Please refer to the Detailed Review Report enclosed with this letter for an explanation of the results of our review.

If you have any questions concerning this review and/or suggestion(s) to make this process more efficient, please contact us at REAC_TRDBA@Hud.gov.

Sincerely,



Vida Velazquez
General Engineer
Physical Assessment Sub-system

Enclosure

cc: Catherine Lamberg, Richmond VA HUB Director, Office of Public Housing

Tracking Number: PDA 17718 / TAC-562409/VV



Detailed Review Report

Inspection Number: 557630 Lincoln Terrace

Location: Site
Deficiency: Site - Erosion/Rutting Areas (Grounds) (NLT)
Documentation: Inspector's comment that it rained the past 48 hours prior to the inspection
Weather report.
Comments: Documentation is sufficient to support request
Approved: Yes

Inspection Number: 557635 Melrose Towers

Location: Building 206
Deficiency: BE - HS - Exposed Wires/Open Panels (Electrical Hazards) (LT)
Documentation: An October 21, 2015 letter from HTF Commercial Industrial HVAC stating that their technician was working on the motors and inadvertently left the access door to the electrical box open.
Comments: Documentation is sufficient to support request
Approved: Yes

Location: Building 206
Deficiency: BS- Roof Exhaust Fan(s) Inoperable (Roof Exhaust System)
Documentation: Purchase Order for repair and maintenance of roof mounted ventilation fans
Comments: Although the listing of repair specifications to be undertaken identifies the item, it appears this deficiency item is a routine maintenance repair which is ineligible to be appealed as a database adjustment based on extensive modernization work-in-progress during the actual property inspection.
Approved: No

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