



**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

**RECEIVED**

**MAR 14 2016**

**RRHA EXECUTIVE OFFICE**

February 11, 2016

Glenda Edwards  
Executive Director  
City of Roanoke Redevelopment & Housing Authority  
2624 Salem Turnpike, N.W.  
Roanoke, VA 24017

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

Dear Ms. Edwards:

Thank you for your November 4, 2015 letter requesting a review of the above referenced inspection(s). We received your letter on November 6, 2015. We have completed our review in accordance with the regulations at 24 CFR Part 902. The inspection was released on October 20, 2015 and rescored on February 4, 2016.

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.

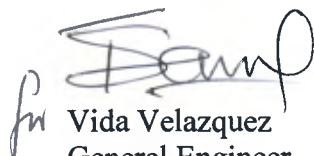
For more information on submitting a technical review/database adjustment, please visit: [http://portal.hud.gov/hudportal/HUD?src=/program\\_offices/public\\_indian\\_housing/reac/products/pass/pass\\_guideandrule](http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/reac/products/pass/pass_guideandrule)

Based on the documents you provided with your letter, REAC did not approve any changes to the deficiencies and the physical inspection score(s) did not change. Please refer to the Detailed Review Report enclosed with this letter for an explanation of the results of our review.

This letter concludes the REAC's Technical Review/Database Adjustment process. The physical inspection score(s) shown above is (are) the final score(s).

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](mailto:REAC_TRDBA@Hud.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Vida Velazquez", with a stylized flourish at the end.

Vida Velazquez  
General Engineer  
Physical Assessment Sub-system

Enclosure

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

Tracking Number: PTR-17573/TAC-560308/JL



## Detailed Review Report

Inspection – 557630– Lincoln Terrace

Location:	Site
Deficiency:	Site-Holes/Missing Sections/Damaged/Falling/Leaning (Security/Safety) (Fencing and Gates)
Documentation:	Photographs of the gate cited “Holes/Missing Sections/Damaged/Falling/Leaning” taken by the inspector as well as additional photos taken by the property; a statement from the property advising that the fence/gate cited is not a security/safety fence.
Comments:	The photographs submitted support the inspector’s observations. Per the REAC Compilation Bulletin, A security/safety fence is defined as an exterior fence, four feet or taller, which is intended to provide safety and security for the residents.
Approved:	No

Tracking Number: PTR-17573/TAC-560308/JL