

Titter, Ben

From: Davenport, Robert F <Robert.F.Davenport@hud.gov>
Sent: Wednesday, October 09, 2019 5:00 PM
To: Wolfe, Cory
Cc: Duncan, Damon E; Walton, Terese; Williams, Charles
Subject: RE: 14 Day Notice of REAC inspection: GILPIN COURT, VA007000001, 660120

Good Afternoon Cory,

We have reached out to REAC TAC about RRHA's Question.
We will let you know what we find out from REAC.

Thank you,

Robert Davenport
Director, PIH Richmond, VA
(804) 822-4899
FAX (804) 822-4990
robert.f.davenport@hud.gov

From: Wolfe, Cory <cory.wolfe@rrha.com>
Sent: Wednesday, October 09, 2019 2:46 PM
To: Davenport, Robert F <Robert.F.Davenport@hud.gov>
Cc: Duncan, Damon E <damon.duncan@rrha.com>; Walton, Terese <terese.walton@rrha.com>; Williams, Charles <Charles.Williams@rrha.com>
Subject: FW: 14 Day Notice of REAC inspection: GILPIN COURT, VA007000001, 660120

Good afternoon Robert,

We here at RRHA hope everything is well. When you get a moment, I would like to bring the below-forwarded email to your attention. Earlier today, we received this message purporting to serve as our 14-day notice for REAC inspection at Gilpin Court. The message purports to be from a Howard Wallace. We wanted to check with you about this message as many parts of it seems suspicious, including the fact that this message was sent from a consumer Gmail account.

Can you advise us on the validity of this message?

Cory J. Wolfe
General Counsel
Richmond Redevelopment & Housing Authority
901 Chamberlayne Parkway
Richmond, VA 23220
Direct Line: (804) 780-4939
Email: cory.wolfe@rrha.com

From: howard1.wallace@gmail.com <howard1.wallace@gmail.com>

Sent: Wednesday, October 9, 2019 2:10 PM

To: Duncan, Damon E; Williams, Charles; Adams, Nichole

Subject: 14 Day Notice of REAC inspection: GILPIN COURT, VA007000001, 660120

DAMON E. DUNCAN

GILPIN COURT

901 901 CHAMBERLAYNE PKWY Parkway, RICHMOND, Virginia, 23220

RE: REAC Inspection of: GILPIN COURT VA007000001 Inspection #: 660120,

Dear DAMON E. DUNCAN:

This confirms our phone message with Left message for Charles Williams on 10/9/2019 that the referenced property is scheduled for inspection beginning at:

8:30:00 AM on 10/23/2019

Please provide the required written notice of the inspection to your residents that includes the inspection dates and (3) THREE BUSINESS DAYS following.

Please note that the inspection duration will not include weekends or any Federal holiday falling during the inspection period. This is considered your first inspection opportunity, and our company has notified the Real Estate Assessment Center (REAC) of the above-mentioned inspection date, as required by our contract. Effective March 25, 2019, if the POA/ED declines, cancels, or refuses entry to the property, REAC will issue a presumptive score of 0 (zero) and a new inspection date will be set within seven days. If that second attempt does not result in a successful inspection due to refusal or other actions of the property representative or no escort available, the inspection will be reported as unsuccessful and REAC will release the inspection with a zero score. The zero score will be considered the inspection of record. If you are requesting a postponement because of substantial rehabilitation, the inspection is expected to continue as scheduled, unless the waiver/postponement request is approved by HUD prior to the inspection date. Please be aware that you may appeal any observed deficiency that would be repaired as a direct result of rehabilitation work under contract, and points will be restored if the appeal is approved. Guidance on appealing deficiencies is provided at: https://www.hud.gov/program_offices/public_indian_housing/reac/products/pass/pass_guideandrule

The inspection will include the entire property: project grounds, common areas, office, maintenance work areas, laundry rooms, community room, etc., and a sample of buildings and units selected at random. On the day of the inspection, the inspector will verify data provided on the property profile, as per our previous discussion. In order to ensure a successful inspection, Please do the following:

1. Provide the required written notice of the inspection to your residents that includes the inspection dates and (3) THREE BUSINESS DAYS following. It is not necessary for the tenants of units selected for inspection to be present during this inspection.

2. Make certain that your representative accompanies the inspector the entire time while on-site. Your representative should be prepared to provide access to all units identified in the inspection (when the tenant is not present or the unit is vacant) and all other areas of the property (e.g., maintenance facilities, offices). The inspector will inform your representative of the units that have been selected for inspection on the day of the inspection, which is the result of a sample drawn on-site.

3. Have available the following information to assist with the verification:

- Total number of buildings and number of units within each building;
- The unique building identifier (i.e., the address or some other identifier that will enable the identification of each building for future inspections);
- All applicable certifications, including inspections of elevators, sprinkler systems, fire alarms, and boilers; lead-based paint testing certification and HUD's disclosure form (Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards) for housing built prior to 1978 (including elderly properties) are also required;
- Current List of buildings and number of units in each. (rent roll, sorted by buildings)
- Site-map or plot plan showing property layout and building locations, if available;
- Total square footage of the Parking Lots/Driveways/Roads and Walkways/Steps; if you do not provide these area measurements at the time of the inspection, the inspector will provide an estimate of the square footages to HUD;

- Current occupancy percentage rate;
- Copy of written notification to the residents of the inspection.

Please be advised that the terms of my contract with HUD do not permit the inspector to discuss with you or your representative, any observed deficiencies or provide advice on deficiencies during the inspection. We appreciate that you may have different views regarding the deficiency definitions, but the inspector must classify deficiencies in accordance with HUD's established inspection protocol. Differences of opinion regarding the facts of the inspection may be discussed with HUD staff later. HUD's Offices of Housing and Public Housing require that all exigent health and safety hazards be mitigated immediately. An exigent hazard is one that poses an immediate threat to life, health or property. During the inspection, the inspector will record all health and safety hazards. Before leaving the property, the inspector will provide your representative with a written list of all such health and safety hazards and ask your representative to sign the form to acknowledge receipt. The signature only acknowledges receipt of the form and does not indicate the representative's or your concurrence with its contents. Please reply to this email message to confirm receipt. If you do not reply it is assumed that you have accepted the inspection schedule. If you have additional questions, please contact me by email howard1.wallace@gmail.com or at 478-737-9321.

I wish to thank you and your staff in advance for your help with this inspection.

Sincerely, Howard Wallace

I44935

478-737-9321

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