

Exhibit A

Notice to Residents, dated March, 16, 2012:

*RRHA to resume billing for Excess Utility
Charges beginning in June 2012*

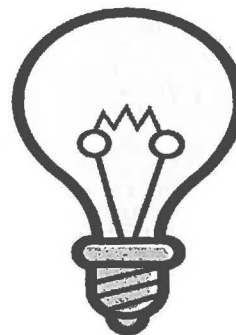
AN IMPORTANT MESSAGE FROM

THE RICHMOND REDEVELOPMENT AND HOUSING AUTHORITY

ATTENTION ALL RESIDENTS!

RRHA to resume billing for Excess Utility Charges beginning in June 2012.

RRHA will resume billing residents for excess electricity use beginning in June 2012 in accordance with HUD regulation 24 CFR §965.502. Prior to September 2009, RRHA had billed for excess electrical use. At that time, RRHA was unable to obtain a vendor to read the utility meters and ceased to charge residents for this service. RRHA has now taken steps to obtain a vendor to provide this service and is sending this notice to all residents to advise them that the charges will resume.



The rent charged to RRHA residents includes the cost of utilities up to a certain utility consumption allowance. RRHA furnishes utilities to its Public Housing residents and will use the consumption allowances to calculate a surcharge amount (based on utility rates charged to RRHA) to bill residents who exceed the determined average usage appropriate for their bedroom size dwelling unit. When a resident's actual usage is more than the allowance, the resident will be billed for the excessive amount. **All excess utility expenses are due and payable when rent is due, the first of each month.** Excess utility charges do not apply to residents living in RRHA's elderly communities.

What are Consumption Allowances for Electricity? An electric allowance is a monthly level of electricity that each Resident is provided based on the size of his or her apartment. Allowances for electricity are allowances that were developed when RRHA first implemented excess electric charges by comparing actual usage at RRHA developments. According to HUD regulations Utility Consumption Allowances are established "based on an estimate of a reasonable amount of utilities consumed by an energy-conservative household of modest circumstances consistent with requirements of a safe, sanitary and healthful living environment" (24 CFR 965.502) The allowable electrical uses include most residential appliances, except air conditioning, per HUD regulations. Utility allowances are required by HUD to hold residents accountable for utility expenses and promote more efficient use of electricity.

Sample Bill Calculation:

Monthly Electrical Use	467 kWh
Monthly Allowance	417 kWh
Resident Bill	50 kWh
@.10/kwh =	\$5.00 (paid by resident along with monthly rent)

Electricity use varies by household. Many residents will not exceed the allowance and will not have any charges for electricity. For most households, electrical use will be near the allowance level. Generally, only a few residents will have high allowance charges due to excessive electricity use.

In the upcoming months, RRHA will be providing information to all resident households on the common causes of excess electrical use, energy saving tips, onsite presentations by energy experts and ways to reduce electricity use.

RRHA will maintain records documenting the basis on which allowances are established and revised at its central office at 901 Chamberlayne Parkway. These records will be available for inspection by residents.

Residents have the right to submit written comments regarding this Notice, so long as the comments are received on or before May 1, 2012. These written comments will be retained by RRHA at its central office at 901 Chamberlayne Parkway and will be available for inspection by residents.

Remember, excess utility charges **do not** apply to residents living in RRHA's elderly communities.

If you have any questions, your Management Staff will glad to assist you. We hope that you will use this information to alter your consumption behavior to conserve energy and save money!

March 16, 2012