

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Small PHA Plan Update
Annual Plan for Fiscal Year: 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Williamson, West Virginia

PHA Number: WV008

PHA Fiscal Year Beginning: (mm/yyyy) 10/2001

PHA Plan Contact Information:

Name: Jay Fuller, Executive Director

Phone: 304-235-3270

Email (if available): wmsonha@eastky.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)

- Main administrative office of the PHA
- PHA development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

PHA Programs Administered:

- Public Housing and Section 8 Section 8 Only Public Housing Only

**Annual PHA Plan
Fiscal Year 2001**
[24 CFR Part 903.7]

i. Table of Contents

Provide a table of contents for the Plan, including attachments, and a list of supporting documents available for public inspection. For Attachments, indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

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Attachments

- Attachment A : Supporting Documents Available for Review
- Attachment B : Capital Fund Program Annual Statement
- Attachment C : Capital Fund Program 5 Year Action Plan
- Attachment __ : Capital Fund Program Replacement Housing Factor Annual Statement
- Attachment D : Public Housing Drug Elimination Program (PHDEP) Plan
- Attachment E : Resident Membership on PHA Board or Governing Body
- Attachment F : Membership of Resident Advisory Board or Boards
- Attachment G : Comments of Resident Advisory Board or Boards & Explanation of PHA Response (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

ii. Executive Summary

[24 CFR Part 903.7 9 (r)]

At PHA option, provide a brief overview of the information in the Annual Plan

1. Summary of Policy or Program Changes for the Upcoming Year

In this section, briefly describe changes in policies or programs discussed in last year's PHA Plan that are not covered in other sections of this Update.

NONE

2. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Yes No: Is the PHA eligible to participate in the CFP in the fiscal year covered by this PHA Plan?

B. What is the amount of the PHA's estimated or actual (if known) Capital Fund Program grant for the upcoming year? \$ 421,918

C. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete the rest of Component 7. If no, skip to next component.

D. Capital Fund Program Grant Submissions

(1) Capital Fund Program 5-Year Action Plan

The Capital Fund Program 5-Year Action Plan is provided as Attachment C

(2) Capital Fund Program Annual Statement

The Capital Fund Program Annual Statement is provided as Attachment B

3. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to next component ; if "yes", complete one activity description for each development.)

2. Activity Description

**Demolition/Disposition Activity Description
(Not including Activities Associated with HOPE VI or Conversion Activities)**

1a. Development name: 1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Relocation resources (select all that apply) <input type="checkbox"/> Section 8 for units <input type="checkbox"/> Public housing for units <input type="checkbox"/> Preference for admission to other public housing or section 8 <input type="checkbox"/> Other housing for units (describe below)
8. Timeline for activity: a. Actual or projected start date of activity: b. Actual or projected start date of relocation activities: c. Projected end date of activity:

4. Voucher Homeownership Program

[24 CFR Part 903.7 9 (k)]

A. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to next component; if “yes”, describe each program using the table below (copy and complete questions for each program identified.)

B. Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent and requiring that at least 1 percent of the downpayment comes from the family’s resources
- Requiring that financing for purchase of a home under its section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards
- Demonstrating that it has or will acquire other relevant experience (list PHA experience, or any other organization to be involved and its experience, below):

5. Safety and Crime Prevention: PHDEP Plan

[24 CFR Part 903.7 (m)]

Exemptions Section 8 Only PHAs may skip to the next component PHAs eligible for PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- A. Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- B. What is the amount of the PHA’s estimated or actual (if known) PHDEP grant for the upcoming year?
\$ 60,931
- C. Yes No Does the PHA plan to participate in the PHDEP in the upcoming year? If yes, answer question D. If no, skip to next component.
- D. Yes No: The PHDEP Plan is attached at Attachment D

6. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board (RAB) Recommendations and PHA Response

- 1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
- 2. If yes, the comments are Attached at Attachment (File name) G
- 3. In what manner did the PHA address those comments? (select all that apply)
 - The PHA changed portions of the PHA Plan in response to comments
A list of these changes is included
 - Yes No: below or
 - Yes No: at the end of the RAB Comments in Attachment _____.
 - Considered comments, but determined that no changes to the PHA Plan were necessary. An explanation of the PHA’s consideration is included at the at the end of the RAB Comments in Attachment G.
 - Other: (list below) PHA discussed in detail the plan and general session but no changes were in order.

B. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

- 1. Consolidated Plan jurisdiction: (provide name here) Charleston, WV
- 2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with specific initiatives contained in the Consolidated Plan. (list such initiatives below)
- Other: (list below)

3. PHA Requests for support from the Consolidated Plan Agency

Yes No: Does the PHA request financial or other support from the State or local government agency in order to meet the needs of its public housing residents or inventory? If yes, please list the 5 most important requests below:

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

C. Criteria for Substantial Deviation and Significant Amendments

1. Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

A. Substantial Deviation from the 5-year Plan:

Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

B. Significant Amendment or Modification to the Annual Plan:

Discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or plans of the agency and which require formal approval of the Board of Commissioners.

Attachment A

Supporting Documents Available for Review

PHAs are to indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
	State/Local Government Certification of Consistency with the Consolidated Plan (not required for this update)	5 Year and Annual Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction/s in which the PHA is located and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers in Public Housing <input type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Section 8 rent determination (payment standard) policies <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Results of latest binding Public Housing Assessment System (PHAS) Assessment	Annual Plan: Management and Operations

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any required policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for any active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing §504 of the Rehabilitation Act and the Americans with Disabilities Act. See, PIH 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Cooperation agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report	Annual Plan: Safety and Crime Prevention
	PHDEP-related documentation: <ul style="list-style-type: none"> · Baseline law enforcement services for public housing developments assisted under the PHDEP plan; · Consortium agreement/s between the PHAs participating in the consortium and a copy of the payment agreement between the consortium and HUD (applicable only to PHAs participating in a consortium as specified under 24 CFR 761.15); · Partnership agreements (indicating specific leveraged support) with agencies/organizations providing funding, services or other in-kind resources for PHDEP-funded activities; · Coordination with other law enforcement efforts; · Written agreement(s) with local law enforcement agencies (receiving any PHDEP funds); and · All crime statistics and other relevant data (including Part I and specified Part II crimes) that establish need for the public housing sites assisted under the PHDEP Plan. 	Annual Plan: Safety and Crime Prevention
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G) <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Williamson Housing Authority 16 West Fourth Avenue Williamson, WV 25661		Grant Type and Number Capital Fund Program: WV008 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY2001	
<input checked="" type="checkbox"/> Original Annual Statement					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:					
<input type="checkbox"/> Reserve for Disasters/ Emergencies					
<input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	63,165			
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	25,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	280,000			
11	1465.1 Dwelling Equipment—Nonexpendable	20,000			
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency	33,753			
20	Amount of Annual Grant: (sum of lines 2-19)	421,918			
21	Amount of line 20 Related to LBP Activities	0000000			
22	Amount of line 20 Related to Section 504 Compliance	0000000			
23	Amount of line 20 Related to Security	0000000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Williamson Housing Authority 16 West Fourth Avenue Williamson, WV 25661		Grant Type and Number Capital Fund Program: WV008 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY2001
<input checked="" type="checkbox"/> Original Annual Statement				
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:				
<input type="checkbox"/> Reserve for Disasters/ Emergencies				
<input type="checkbox"/> Revised Annual Statement (revision no:)				
<input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures	0000000		

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
8-1	Victoria Courts	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replacement of interior walls	100,000	2003
Replacement of Interior Doors	50,000	2003
Upgrade Heating/Installation of A/C	300,000	2004
Total estimated cost over next 5 years	450,000	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
8-2	Williamson Terrace	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathroom Renovations	300,000	2005
Replacement of interior walls	50,000	2005
Replacement of Interior Doors	25,000	2006
Upgrade Heating/Installation of A/C	150,000	2007
Total estimated cost over next 5 years	525,000	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
8-3	Goodman Manor	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Ceiling Tile (Floors 1-9) Replace windows (25-50 percent)	125,000 200,000	2003 2006
Total estimated cost over next 5 years	325,000	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
8-5	Liberty Heights	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Bathroom Renovations	150,000	2006
Total estimated cost over next 5 years	150,000	

Capital Fund Program 5-Year Action Plan

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

CFP 5-Year Action Plan		
<input checked="" type="checkbox"/> Original statement <input type="checkbox"/> Revised statement		
Development Number	Development Name (or indicate PHA wide)	
PHA WIDE	PHA WIDE	
Description of Needed Physical Improvements or Management Improvements	Estimated Cost	Planned Start Date (HA Fiscal Year)
Interior Painting	40,000	2006
Sidewalk Replacement	40,000	2004
Total estimated cost over next 5 years	80,000	

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary					
PHA Name: Williamson Housing Authority 16 West Fourth Avenue Williamson, WV 25661		Grant Type and Number Capital Fund Program: WV008 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY2000	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	60,000		0	
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 liquidated Damages				
7	1430 Fees and Costs	25,000		0	
8	1440 Site Acquisition				
9	1450 Site Improvement	30,000		0	
10	1460 Dwelling Structures	282,388		0	
11	1465.1 Dwelling Equipment—Nonexpendable	16,000		0	
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1498 Mod Used for Development				
19	1502 Contingency				
20	Amount of Annual Grant: (sum of lines 2-19)	413,388		0	
21	Amount of line 20 Related to LBP Activities	15,000			
22	Amount of line 20 Related to Section 504 Compliance	0000000			
23	Amount of line 20 Related to Security	0000000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary				
PHA Name: Williamson Housing Authority 16 West Fourth Avenue Williamson, WV 25661		Grant Type and Number Capital Fund Program: WV008 Capital Fund Program Replacement Housing Factor Grant No:		Federal FY of Grant: FY2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)				
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 03/31/2001 <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost
24	Amount of line 20 Related to Energy Conservation Measures	0000000		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Williamson 16 West Fourth Avenue Williamson, WV 25661		Grant Type and Number Capital Fund Program #: WV008 Capital Fund Program Replacement Housing Factor #:			Federal FY of Grant: FY2000			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work
				Original	Revised	Funds Obligated	Funds Expended	
8-1	Roof Construction	1460	2 BLD	50,000		0		
Victoria Courts	Hip Ridge (New truss system)							
	Replace Fed Pacific Utility Boxes	1460	72U	36,388		0		
	Replace Baseboard Heaters	1460	72U	50,000		0		
	LBP Abatement	1460	32U	15,000		0		
	Replace Floortile & Covebase	1460	32U	10,000		0		
	Interior Door Replacement	1460	72U	20,000		0		
8-3	Parking Lot Replacement	1450	1	15,000		0		
Goodman Manor								
8-5	Parking Lot Repavement	1450	1	15,000		0		
Liberty Heights	Window Replacement	1460	36U	81,000		0		
	Replace Fed Pacific Util Boxes	1460	36U	20,000		0		
Development-Wide	A/E Services	1430	DW	25,000		0		
	Operations	1406	DW	60,000		0		
	Replace Ranges	1465	80U	16,000		0		

PHA Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 60,931

B. Eligibility type (Indicate with an “x”) N1 _____ N2 _____ R (XXXX)

C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The Housing Authority of the City of Williamson, West Virginia will provide drug prevention services and reduce substance-abuse-related crimes by a combination of programs and activities designed to eradicate and prevent drug use and abuse. Continued improvements at the Family Training & Activity Center will be implemented as well as expansion activities. The Center will continue to offer on-site entrepreneurial employment opportunities. The Housing Authority will also enhance its security services at Goodman Manor via the installation of digital monitoring devices to service the 102 units of public housing. The Authority will also supplement program costs of a coordinator of services.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area. Unit count information should be consistent with that available in PIC.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Liberty Heights WV8-5	36	81
Williamson Terrace WV8-2	38	68
Goodman Manor	102	85
Victoria Courts WV8-1	72	151

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an “x” to indicate the length of program by # of months. For “Other”, identify the # of months).

12 Months _____ 18 Months _____ 24 Months **XX**

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. The Fund Balances should reflect the balance as of Date of Submission of the PHDEP Plan. The Grant Term End Date should include any HUD-approved extensions or waivers. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Grant Start Date	Grant Term End Date
FY 1995						
FY 1996	124,000	WV06DEP0290196	00000000	NONE		Complete
FY 1997	74,400	WV06DEP0290197	00000000	NONE		Complete
FY1998	74,400	WV06DEP0290198	00000000	NONE		Complete
FY 1999	54,545	WV06DEP0290199	00000000	NONE		Complete

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Housing Authority of the City of Williamson will continue to provide safe free and defense zones at our Family Training & Activity Centers. Providing alternatives to drug use and abuse will be the goal through the provision of structured programs, including microcomputer training with internet accessibility, arts and crafts development, sewing classes, story hours, cooking classes, summer camps, and support services. A total of 40 kids are serviced at the Liberty Heights Center daily (Tuesday-Saturday) and approximately 60 kids are serviced at the Victoria Courts Center daily (Tuesday-Saturday). The Housing Authority will expand program services to reach an estimated 10 percent more residents at the developments. The Housing Authority will also construct additional security services at Goodman Manor by installing digital recording devices at this development to service 102 units of housing. The Authority will also supplement the salary of a coordinator of services.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FFY 2001 PHDEP Budget Summary	
Original statement	
Revised statement dated:	
Budget Line Item	Total Funding
9110 – Reimbursement of Law Enforcement	
9115 - Special Initiative	
9116 - Gun Buyback TA Match	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	30,000
9160 - Drug Prevention	30,931
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	

TOTAL PHDEP FUNDING	60,931
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C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9150 - Physical Improvements					Total PHDEP Funding: \$ 30,000		
Goal(s) Install additional digital sec.							
Objectives Enhance serv. 102 U							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Digital Recording GM			10/02	10/03	10,000		Completion of installation
2. Expand FTAC			10/02	10/03	20,000		Expand services by 10 percent
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$ 30,931		
Goal(s) Coordination Serv.							

Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1. Coordinator Services	327	218	10/02	10/03	20,000		Provision of Services at 2 FTAC sites
2. Expand Tutoring/internet training	327	218	10/02	10/03	10,931		Serve 218 residents
3.							

Required Attachment E : Resident Member on the PHA Governing Board

1. Yes No: Does the PHA governing board include at least one member who is directly assisted by the PHA this year? (if no, skip to #2)

A. Name of resident member(s) on the governing board:

Danny Mathias

B. How was the resident board member selected: (select one)?

Elected

Appointed

C. The term of appointment is (include the date term expires): 06/2006

2. A. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

the PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis

the PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.

Other (explain):

B. Date of next term expiration of a governing board member:

C. Name and title of appointing official(s) for governing board (indicate appointing official for the next position):

Required Attachment F : Membership of the Resident Advisory Board or Boards

List members of the Resident Advisory Board or Boards: (If the list would be unreasonably long, list organizations represented or otherwise provide a description sufficient to identify how members are chosen.)

Della Scott
Racie Hatfield
Danny Mathias
Gayle Boivin
Helen Smith
Alice Felty
Anna Blackburn
Robert Marcum
William Wright

ATTACHMENT G

RESIDENT COMMENTS

The Housing Authority of the City of Williamson developed its Agency Plan in compliance with the Quality Housing and Work Responsibility Act of 1998 and made it available for review beginning Thursday April 26, 2001. A public notice was advertised on Thursday, April 26, 2001 and Saturday May 5, 2001. The public hearing was scheduled to coincide with the Resident Advisory Board hearing on May 11, 2001 at 2 p.m. at the Goodman Manor development.

Executive Director Fuller presented the contents of the plan to the Advisory Committee & others in attendance prior to the public hearing and met with the committee to discuss the contents. Thereafter a public hearing was held to address to the larger audience the contents of the plan.

During the meeting a greater discussion concerning the capital improvements were held. A later meeting held on May 15, 2001, with

residents of Williamson Terrace discussed the possible consideration to conversion or demolition in a future agency plan. There were no specific changes made to the plan based on the comments and meetings.

Attached are records of attendance and the advertisement related to the meetings.

Resident Advisory Board hearing on May 11, 2001

At the RAB meeting there was a general discussion of where the Housing Authority has been in the past and what is upcoming in future years. More of the discussion was oriented toward the capital improvement plans for all developments.

RAB and others questioned the planned use of funds for roof construction at Victoria Courts. It was explained that the buildings at Victoria Courts were constructed in 1938 and to improve the appearance of the buildings, monies were being allocated to install new roof lines with a new truss system. RAB members questioned the use of monies at Goodman Manor and a review of the many upgrades at Goodman Manor was discussed.

RAB and others inquired about future year outlays and what planned improvements were needed. The CFP 5-Year plan was presented for review and a discussion of the long term upgrades, including continued replacement of A/C units at Goodman Manor, the need to replace interior walls and doors at Victoria Courts, the continued need to address LBP and asbestos tile issues.

RAB members and others addressed the planned PHDEP expenditures attached to the plan. Members and others were briefed on the current status of the Family Training & Activity Center and its successes and the planned construction of similar facilities at the largest family development. Some members were taken on a trip to the locations to see first hand the work in development.

May 15, 2001 meeting with residents of Williamson Terrace

Executive Director Fuller addressed the group and thanked the entire group and RAB members for attending the session. Linda Blankenship, Leasing Manger, also was in attendance. Residents were briefed about the PHA Plan process and the Authority's upcoming plans at all developments. There was a longer discussion about the feasibility of developments, particularly with regard to Williamson Terrace.

Executive Director Fuller presented detailed information about the current ongoing vacancy problem suffered throughout the Authority developments, the declining population in Williamson and the aging structures of some of the developments. Fuller informed the group that no quick decisions would be made regarding any development and resident input would be important throughout the process and that the Agency Plan provided a means for the Authority and residents to consider the longer term position of the Authority.

The floor was opened to discussion and residents addressed specific concerns and concurred about the future viability of Williamson Terrace given the economic downturn in Williamson.

One resident inquired about the process that would be followed if Williamson Terrace were removed from Housing stock. Fuller addressed this concern and pointed out that there were procedures to be followed in the disposition or demolition of the property. The process involved filling out appropriate application materials, consultation with residents, and inclusion in the 5-year agency plan.

Residents were asked if they felt the development were viable given the many factors discussed and the condition throughout Williamson. There was agreement that the future appeared bleak and there was a downturn in demand for rental units.

Fuller apprized the residents of previous plans to obtain a HOPE VI grant to demolish Williamson Terrace and built scattered site properties. Residents asked specifically whether this was possible in the future. There was one resident that asked whether one new section of approximately 6-8 apartments could be constructed on the existing site with elimination of all others. Fuller addressed this by stating that it might be possible to do a combination demolition and construction with the new rules related to the CFP, but, with no current demand for units it would be hard to justify the construction expenditures. It was pointed out that all developments are suffering from vacancies.

A resident asked about the rationale for choosing Williamson Terrace as a development to eliminate or dispose. Fuller explained that Goodman Manor was the elderly complex built in 1975, was the most viable of all developments, Liberty Heights was constructed in 1977 and was the last built, Victoria Courts was the largest single family development of 72 units and Williamson Terrace had 38 units. The latter two developments were the oldest developments built in 1938 but location wise and viability wise, Victoria Court was in better location and more viable. Liberty Heights was also located just above Williamson Terrace and currently had 11 vacancies itself. It was pointed out that of the few residents living in Williamson Terrace they could easily be transferred to Liberty Heights or Victoria Courts and we would still be suffering from a major vacancy problem.

A resident asked if there was anything that could be done to eliminate the vacancies. Fuller explained that he had requested early on and had

consistently advertised and marketed units to try to fill them. Linda Blankenship explained that she wasn't getting the application pool. There was further discussion about the status in Williamson regarding economics, population, etc. Fuller explained that the 1990 census of Williamson showed a population of 10,000 and in 2000 it was less than 3,400 people. He explained that he wished to concentrate resources and make developments as viable as possible with full accountability.

A resident asked about timetables. Fuller explained that no quick decisions would be made and that when such decisions were made it would be included in the Agency Plan. There was a discussion about the logistics and Fuller explained that there would be another resident meeting in the new fiscal year beginning in October specifically with Williamson Terrace residents to once again consider where we were at.

A resident suggested that the community service requirement was being implemented to encourage residents to move out of housing. Fuller explained that community service was statutory and was being implemented in all developments.

A resident asked if it were possible to relocate immediately to Liberty Heights. Fuller explained that a transfer policy was in place and any resident could request a transfer.

A resident asked about the disposition or demolition specifics. Fuller explained the process in more detail pointing out that it might be possible to offer home ownership opportunities, the selling of the development or the demolition.

Residents agreed to meet again in the new fiscal year to further discuss the matter.